



51 Gray Street
Aberdeen AB10 6JD

**ledingham
chalmers**
estate agency



Lounge



Family Room



Dining Room

Spacious period home with character features, flexible living space and double garage

- Spacious accommodation over three levels
- Three versatile public spaces
- Period features found throughout
- Utility room and ground floor shower room
- Double garage with electric doors
- Located within a popular West End residential area



Four beds.



Two bathrooms.



Three public rooms.

Enjoying a quiet West End location in a popular tree lined street this granite four bedroom terraced home with detached double garage includes well proportioned accommodation spanning over three floors.

The welcoming hallway provides access to the principal ground floor rooms and features a staircase to the upper levels, with two useful storage cupboards beneath. To the front, the large lounge is enhanced by a bay window and electric fire, creating a bright and comfortable living space. Adjacent is the family room featuring an attractive mantelpiece, two traditional Aberdeen press cupboards and a large rear facing window, allowing for an abundance of natural light.

Positioned towards the rear of the property, the dining room enjoys windows to the side and provides a pleasant setting for both everyday meals and entertaining. This leads through to the kitchen, which is fitted with a range of white wall and base units and incorporates a host of appliances. Beyond the kitchen, the utility room houses the boiler (installed in 2023) and benefits from a ceiling window, with a rear door providing direct access to the garden. A convenient shower room is accessed off the utility room.

Ascending to the mezzanine level, there is a spacious double bedroom with rear aspect and extensive built-in wardrobes offering excellent storage. Also on this level is the modern shower room comprising walk-in shower enclosure, vanity unit with inset sink and wc.

The first floor hosts two sizeable double bedrooms, both offering ample space for free standing furniture and showcasing striking fire surrounds. The rear bedroom also benefits from Aberdeen press cupboards, while the front bedroom features an especially eye-catching wooden fire surround.



Kitchen

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Shower Room



Bedroom

A further single bedroom is located to the front and is thoughtfully fitted with built-in office furniture, whilst still comfortably accommodating a single bed.

The first floor landing has a cupboard with lighting along with a concealed staircase which leads to the attic level. The attic is divided into two distinct areas and provides additional versatile space along with access to eaves storage. Far reaching city views can be enjoyed towards the rear.

Externally, the property is set behind a dwarf granite wall, with mature flower beds to the front adding pops of seasonal colour and kerb appeal.

The garden to rear is extremely private and fully enclosed, an ideal safe space for both children or pets. The garden is mainly laid in lawn with two lovely patio areas available to relax and enjoy the summer weather. There is a shed and double garage which is fitted with light, electric garage doors and power. The garage offers the opportunity for off street parking, with the rear lane being adopted by the council and having been tarred within the last few years.



Bedroom

Accommodation

Lounge	18'5" x 16'2"	5.61m x 4.93m
Family room	16'2" x 16'0"	4.93m x 4.88m
Dining room	11'9" x 17'9"	3.58m x 5.41m
Kitchen	12'2" x 8'5"	3.71m x 2.57m
Shower room	7'2" x 4'1"	2.18m x 1.24m
Bedroom	17'7" x 16'2"	5.36m x 4.93m
Bedroom	16'3" x 15'4"	4.95m x 4.67m
Bedroom	12'2" x 19'7"	3.71m x 5.97m
Bedroom	9'5" x 11'9"	2.87m x 3.58m
Shower room	8'8" x 8'3"	2.64m x 2.52m
Attic Room	14'1" x 14'0"	4.29m x 4.27m
Attic Room	9'7" x 14'0"	2.92m x 4.27m



Garden

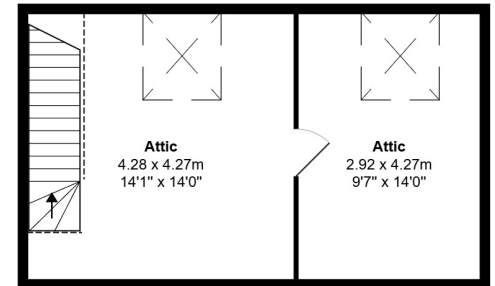
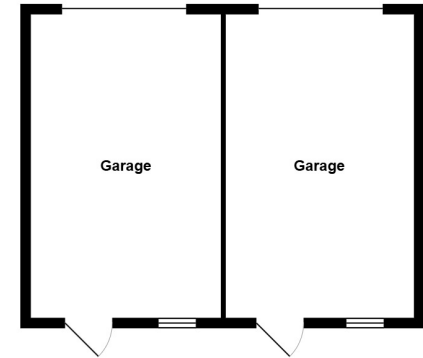
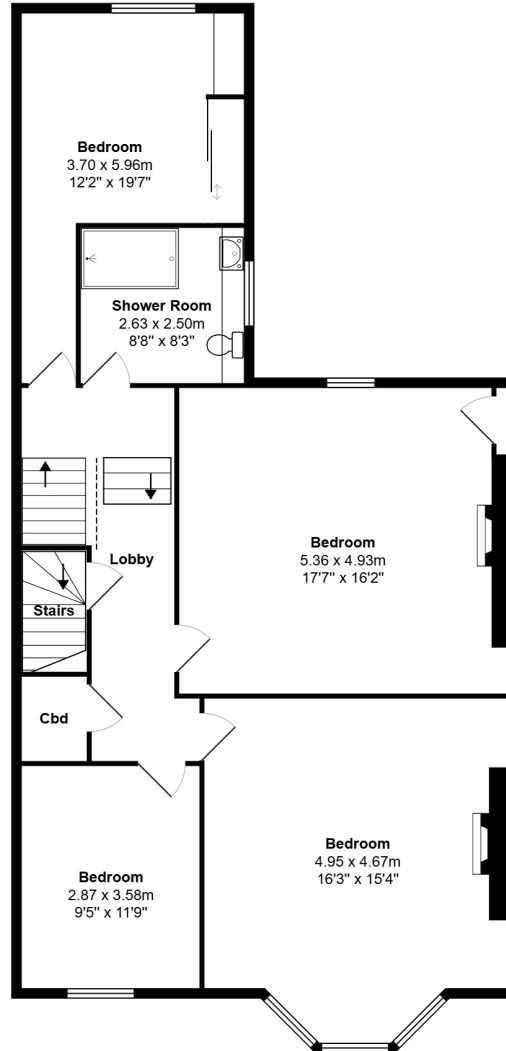
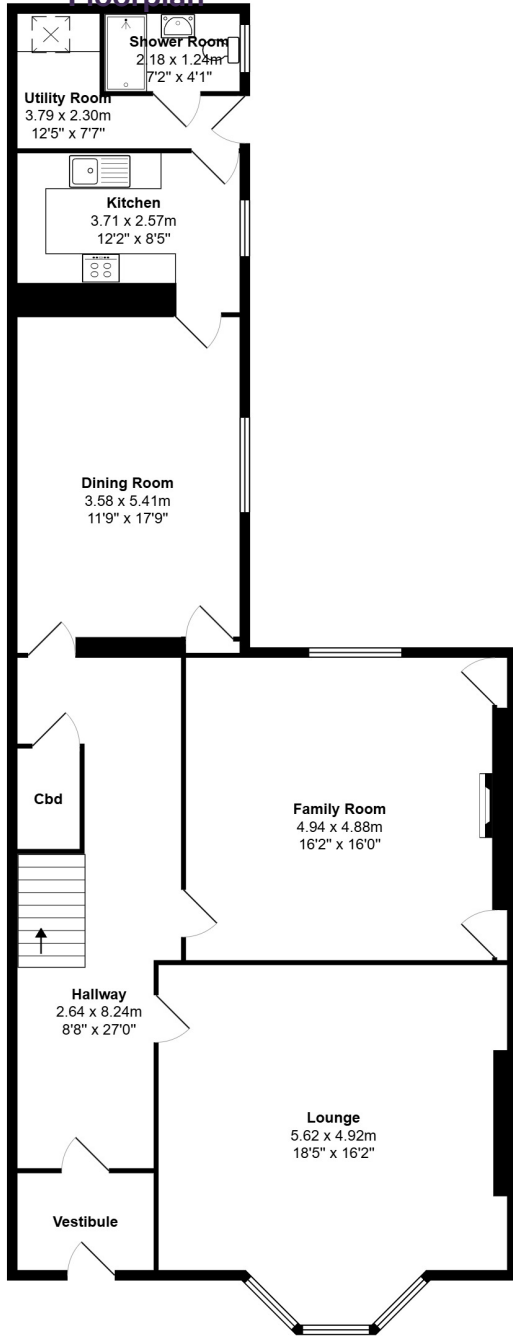


Double Garage

51 Gray Street



Floorplan



Directions

From Holburn Junction travel south along Holburn Street passing through the traffic lights with Great Western Road and straight ahead at the two roundabouts. Immediately prior to the pedestrian bridge over Holburn Street turn right into Gray Street.

Location

Gray Street is an established tree lined, residential street which lies to the west of the city centre. There are local shops nearby and a regular bus service from Broomhill Road or Holburn Street with access to the city centre and beyond. A range of facilities are within easy reach including good schools and nurseries, health and leisure facilities, library and post office. The city centre is within walking distance offering a vast array of additional amenities. Aberdeen City and Shire has a diversity of scenery from mountain to sea, and a choice of outdoor pursuits for all.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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