



44 Gordondale House
Aberdeen AB15 5LZ

**ledingham
chalmers**
estate agency



Kitchen



Lounge



Study

Elegant duplex apartment within a beautifully restored category c listed granite building in the heart of the city

- Stunning three bedroom duplex apartment
- Situated within a sympathetically restored former school
- Impressive 20m glazed atrium with secure entry system
- Stylish kitchen and double height lounge
- Two generous ensuite bedrooms on the upper level
- Two allocated private parking spaces



Three beds.



Three bathrooms.



One public room.

We are delighted to offer for sale this beautifully presented three bedroom duplex residence, situated within a stunning granite category C listed building that has been sympathetically renovated to offer modern living in the heart of the city.

The former Mile End Primary School now hosts some of the most desirable apartments, offering executive living with immaculate communal areas, professionally landscaped gardens and private parking.

Upon entering the building the tall, handsome entrance opens onto the main hallway which in turn leads to an impressive, formal central space adorned with a 20m high glazed atrium, served by a glass walled lift and main staircase. The roof lights capture and draw light into the upper walkways. This important historical space is further enhanced with bespoke lighting. No 44 is located on the ground floor via a security entry system.

Attention to detail and exquisite taste is abundant as you enter the property. Early viewing is essential to really appreciate the level of accommodation on offer. The welcoming hallway has a generous built in storage cupboard below the stairs, which houses the heat exchange unit and washing machine, while still having room for additional storage space. Double doors open into a useful study area, with an alcove being the perfect spot for shelving. The electric meter is located behind a door in the study.

The luxury kitchen is set on semi- open-plan layout to the lounge and features modern handleless cabinets and quality SMEG integrated appliances. A striking granite worksurface provides a high quality finish, with there being ample space for a dining table and chairs, creating an enviable social and entertaining space. A large glass pane above the sink gives views towards the lounge and ensures ample natural light fills the room.



Bedroom



Bathroom



Bedroom

Up a few steps from the kitchen, the lounge has double height ceilings and three tall double glazed windows allows for garden views to be enjoyed at every angle. With crisp white walls and quality wooden flooring, this room has a sleek and modern finish while still being sympathetic to the original features of the building. There is ample space for a variety of free standing furniture.

A spacious bathroom fitted with a contemporary white suite is located on the ground floor, fitted to a high standard with a WC and concealed cistern, wash hand basin inset with large mirror behind. The double bath also has a shower overhead and striking aqua panelling behind. A ladder style towel rail, concealed storage above the WC and ceiling spotlights complete the look.

The third bedroom is also located on the ground floor and boasts a spacious built-in wardrobe. This room could equally serve as an excellent dining room or second sitting area if required, enhancing the versatility of the accommodation on offer.

On the upper level there are two expansive double bedrooms. Both feature a range of fully fitted wardrobes with superb shelving and hanging rails and both are enhanced by stylish ensuite shower rooms which have contemporary sanitary ware and chrome fittings.

The communal areas are immaculately maintained under a factoring arrangement, with the ground floor properties not required to contribute towards lift maintenance. Within the private car parking area there are two allocated spaces.



Ensuite

Accommodation

Dining Kitchen	15'0" x 11'0"	4.57m x 3.35m
Living Room	16'5" x 15'9"	5.01m x 4.8m
Bedroom 3	11'0" x 11'0"	3.35m x 3.35m
Bathroom	7'5" x 8'8"	2.26m x 2.64m
Study/Cloakroom	5'3" x 7'6"	1.6m x 2.29m
Bedroom 1	14'10" x 13'8"	4.52m x 4.17m
Ensuite Shower Room	11'5" x 7'10"	3.48m x 2.39m
Bedroom 2	11'11" x 11'7"	3.63m x 3.53m
Ensuite Shower Room	10'7" x 9'5"	3.23m x 2.87m



Bedroom



Ensuite

Floorplan

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Floor plan.png

Directions

From the west end of Union Street continue on to Alford Place and Albyn Place; at the Queen's Cross roundabout take the third exit into Fountainhall Road. At the T-junction turn left onto King's Gate and first right into Gordondale Road. Vehicle access is from Beechgrove Place.

Location

Close to a wide range of local shops on Fountainhall Road and specialist shops in nearby Rosemount, all within walking distance, as are the recreational attractions at Westburn and Victoria Parks. Aberdeen city centre itself, with its range of shops, restaurants, clubs and leisure facilities is also close at hand and public transport facilities are available on nearby King's Gate or Midstocket Road. The property is within the catchment area of excellent primary and secondary schooling, and the private schools of St Margaret's, Albyn and Robert Gordon's are also within close proximity.

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 appointment telephone 07442500876 or by arrangement with Ledingham Chalmers on 01224 632500

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