



**57 Gray Street,**  
Aberdeen, AB10 6JD

**ledingham  
chalmers**  
estate agency



Lounge



Family/diner



Family room

## Deceptively spacious family home with charming period features, rear extension and garage

- Well presented family home with rear extension
- Striking front aspect lounge with bay window
- Spacious kitchen with island
- Dual aspect family room with garden views
- Four bedrooms, with two modern bathrooms
- Wide single garage to the rear offers off street parking



Four beds.



Two bathrooms.



Three public rooms.

**We are delighted to offer for sale this attractive and beautifully presented home, arranged over two spacious levels and thoughtfully extended to create a superb family space.**

The property is entered via a charming vestibule featuring a stained glass window and partially glazed door, setting the tone for the character found throughout. The welcoming main hallway showcases a traditional sweeping staircase, with two useful storage cupboards beneath.

To the front, the lounge is a bright and elegant reception room, enhanced by a large bay window, high ceilings and a gas fire, creating a warm and inviting atmosphere. Returning to the hallway and located to the rear, a versatile study enjoys views over the garden and could equally serve as a playroom or additional reception space if required.

The dining room is a particularly refined room, centred around an original fire surround, providing a wonderful setting for formal entertaining.

A few steps lead down to the impressive extension, where glazing to the side and ceiling forms a striking architectural feature that beautifully links the old with the new. The kitchen is fitted with quality appliances and designed around a central island incorporating storage, a wine fridge and seating for informal dining. Beyond, the family room benefits from dual aspect views and a ceiling window that floods the space with natural light making this a superb everyday living area. A door from the kitchen provides direct access to the rear garden, while a stair case between the kitchen and family room leads to the upper level of the extension.



Dining room



Study



Bedroom



Bedroom

The upper part of the extension includes a light filled landing which takes advantage of the window placement to the ceiling by the start of the extension. This level also offers a double bedroom with bespoke storage and a stylish shower room, making it ideal as guest accommodation or a teenage retreat.

Returning to the main hallway and ascending the sweeping staircase, the mezzanine level offers a contemporary shower room fitted with a large shower tray, vanity units with inset sink and WC, complemented by traditional radiator.

The main upper floor comprises three bedrooms. Two are generous doubles, with the principle bedroom benefiting from bespoke built-in wardrobes offering both hanging and drawer space. The third bedroom is a comfortable single room, also with a built-in wardrobe.

The loft space is accessed via a fixed ladder from the upper landing and houses the boiler.

Outside, to the front, a manicured garden is enclosed by dwarf granite walls with wrought iron fencing creating separating from the neighbouring property. There is a lock block pathway leading to the entrance, with area of stone chipping and flower beds.

The rear garden is a peaceful and secluded oasis, thoughtfully landscaped to provide two patio areas positioned to enjoy the sun throughout the day. There is a well kept lawn and mature flower beds, creating a delightful outdoor setting.

A wide single garage is situated to the rear of the garden and is fitted with power, lighting and an electric door, while also providing off street parking for one vehicle. The rear lane, which is council owned, is well maintained and benefits from street lighting along with it being re-tarred in recent years.

## Accommodation

Lounge	12'7" x 15'4"	3.84m x 4.67m
Dining room	12'4" x 16'1"	3.76m x 4.9m
Study	7'8" x 9'8"	2.34m x 2.95m
Kitchen / Diner	12'1" x 22'5"	3.68m x 6.83m
Family area	12'1" x 12'5"	3.68m x 3.79m
Bedroom	10'4" x 14'7"	3.15m x 4.45m
Bedroom	11'5" x 15'11"	3.48m x 4.85m
Bedroom	9'5" x 12'6"	2.87m x 3.81m
Bedroom	8'5" x 10'0"	2.57m x 3.05m
Shower room	7'6" x 7'0"	2.29m x 2.13m
Shower room	5'11" x 5'9"	1.8m x 1.75m
Garage	13'2" x 15'7"	4.01m x 4.75m



Rear garden

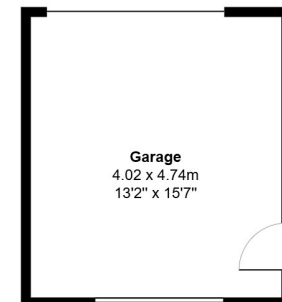
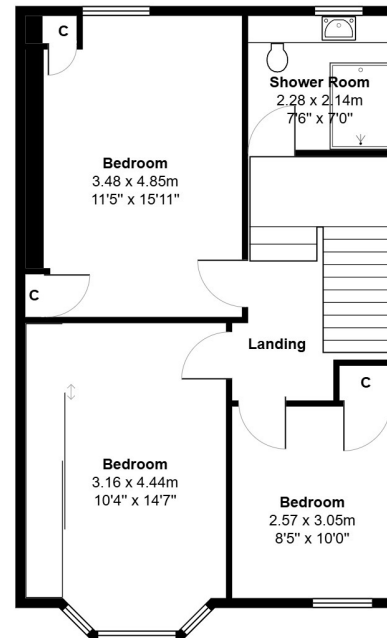
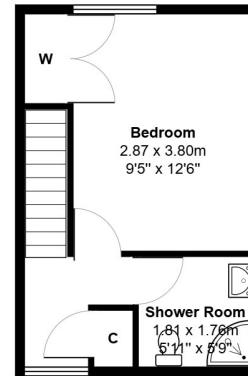
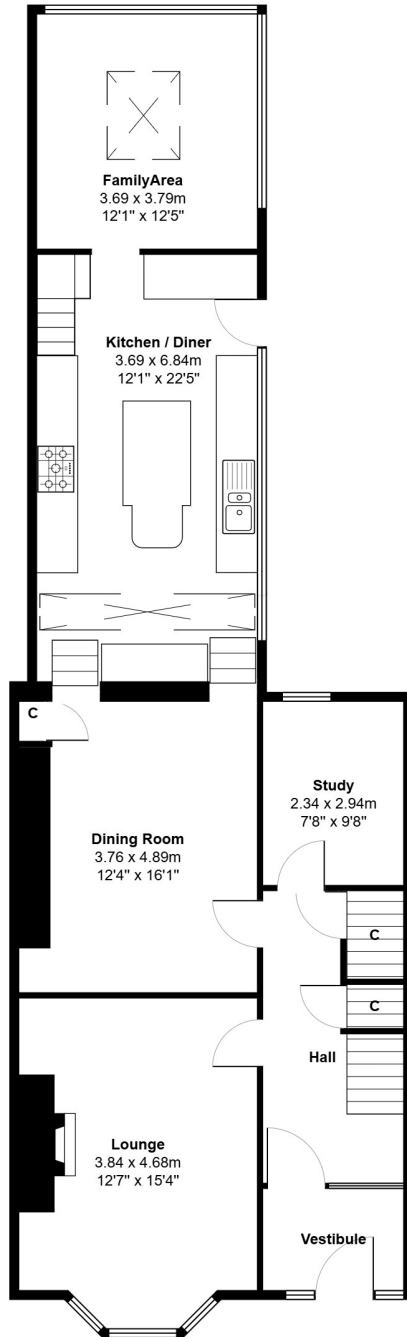


Garage

57 Gray Street



# Floorplan



## Directions

From Holburn Junction travel south along Holburn Street, taking the right at the crossroads onto Great Western Road. Gray Street is located some distance along on the left after Salisbury Terrace. Alternatively, from Holburn junction stay on Holburn street, taking the third exit at the first roundabout and second exit at the second round, onto Broomhill Road, Gray street is the third right.

## Location

The property enjoys a good west end location within easy walking distance of the city centre, and well placed for pleasant walks or cycle ride along the old Deeside railway line and for access to the Duthie Park with highly acclaimed Winter Gardens. A range of local amenities including Hammerman Coffee shop, Moosh Cafe, Co-op and local pharmacies are all within walking distance, with additional shops available at Mannofield or Holburn Street. The property is a short drive, bus trip or walk to Bridge of Dee where there is an excellent range of larger retail units including Asda and Sainsburys superstores; David Lloyd's Gym, the dry ski slope and RGU Campus. Broomhill Primary is a very short distance away and secondary schooling is within easy reach. The area also has good public transport facilities with the number 1, 2 and 19 buses having stops close by.

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 07968237295 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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