



3 Bayview Road,
Aberdeen, AB15 4EY

**ledingham
chalmers**
estate agency





Living Room



Dining room

Immaculately presented six bedroom granite home on one of the city's most striking and sought after streets

- Tastefully decorated with charming period features
- Incredibly versatile layout over three spacious floors
- Open plan family room and kitchen with garden access
- Principal bedroom boasts a dressing room & en suite
- Spacious gardens with tranquil patio area
- Envious location on one of the West End's best streets



Six beds.



Three bathrooms.



Three public rooms.

We are delighted to offer for sale 3 Bayview Road, a commanding six bedroom semi-detached granite home situated on one of the most desirable streets in Aberdeen's prestigious West End.

Immaculately presented throughout, this home exudes elegance with three large and opulent public rooms boasting a harmonious blend of striking design and beautifully maintained period features creating a truly unique home for any discerning purchaser to enjoy. The accommodation spans over three spacious floors, offering an excellent level of versatility to allow the home to grow and adapt as required. Viewers will be impressed with the homely and inviting atmosphere which can be felt the moment you walk through the door.

Upon entering, the large entrance hallway creates a strong first impression and features traditional wood flooring, stain glass windows and a sweeping staircase with ornate balustrade which is a striking feature of the space.

The traditional bay windowed living room to the front of the home is an impressive public room with striking plastered ceiling, living flame gas fire with wooden surround and original flooring. Double doors lead seamlessly into the dining room, offering great versatility to have the lounge closed off to create a more intimate space for guests or socialising.

The dining room is a stunning space, again with original flooring, ornate plastered ceiling and traditional open fire with wooden surround. The room is large enough for a large table and chairs along with additional free standing furniture. The room is set on semi-open plan with the family room by way of a large opening. There is a door giving access to and from the entrance hallway.



Family room



Kitchen



Principal bedroom



Principal bedroom

The family room is set on open plan with the kitchen and is truly the heart of this home, with vaulted ceiling and an abundance of both wall and Velux windows the room is filled with natural light while also enjoying tranquil garden views at almost every angle. The space is impressive in its size and offers great versatility for families to adapt the room to suit their needs now or in the future.

The family room is well placed to lead on from the dining room, making a lovely spot to relax and unwind, with a feature stove with stone hearth enhancing the relaxed atmosphere.

The beautifully bright kitchen is fitted with quality wooden wall and base mounted units with granite work surface. A range of integrated appliances can be found throughout the kitchen including a large AGA on the back wall. A curved kitchen island is found in the middle of the room and features a solid wood work surface and sink, making it an ideal spot for food preparation. The island creates a natural divide between the different functions of this large space. There is also space for informal dining and double glazed doors giving access to the patio and rear garden.

A second glazed door gives side access towards the lean-to which has been cleverly utilised as a utility room, with fitted units. The boiler is also located here, with access also being granted via a solid wooden door to the front of the property.

A second sitting area can be found to the right of the kitchen and offers a space for a variety of different uses, with a door giving access to the entrance hallway.

The ground floor accommodation is completed by the WC which is located below the stairs.

The wide carpeted staircase with carved wood balustrades leads you to the first floor landing. This floor hosts three of the five bedrooms along with the stylish family bathroom.

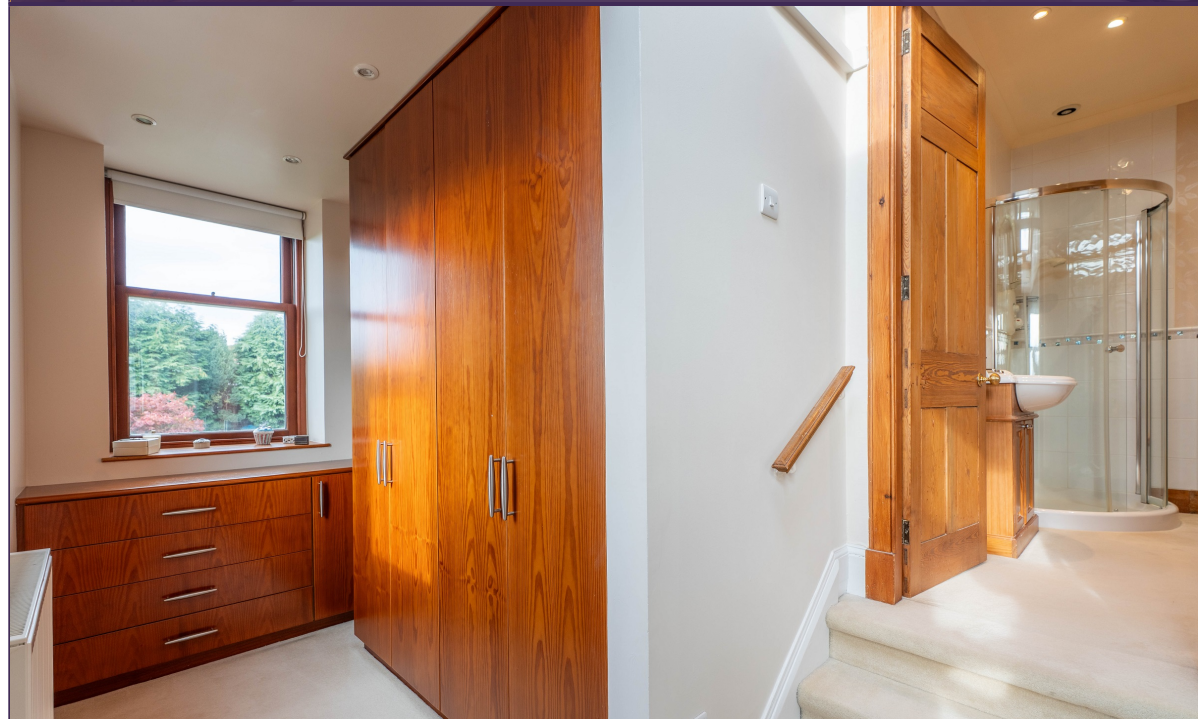
The exquisite principal bedroom benefits from a front aspect, with a large bay window framing the leafy views extending over the garden grounds perfectly. The room has been tastefully decorated in neutral tones with complementing carpeting. The room is completed by a feature fire place with stone hearth and two curved alcoves either side. The room is enhanced further by an en suite shower room comprising WC, vanity unit with inset sink and corner shower enclosure. The en suite then leads onto the walk-in dressing room, which was cleverly converted from the lean-to at the side of the property. There is an extensive range of wardrobes which provides both hanging and shelved storage, along with built-in drawer storage at either end. Triple aspect views can also be enjoyed here.

In addition, there are two charming double bedrooms on this floor, both enjoying peaceful views and ample space for a variety of free standing furniture. The smaller of the two features a low level cupboard and display cabinet which are both inset to an alcove space.

The large family bathroom is an impressive feature of this home. The room enjoys an enhanced ceiling height and an abundance of light from the rear facing windows. A large walk-in shower enclosure is sure to impress and is fitted with tiling to the walls, rain fall shower head and secondary handheld shower attachment. A partition wall has been utilised to enclose the shower, while allowing more space for storage units, creating an L shape layout of vanity units housing the concealed cistern WC, hand wash basin along with having wall mounted units with lights. The free standing bath and chrome heated towel rail complete the room.



Ensuite



Dressing Room



Bedroom



Bathroom

Completing the first floor accommodation is a useful storage cupboard which is found on the first floor landing.

The second and final floor is a perfect teenage retreat or guest haven, with two double bedrooms, bathroom and sixth bedroom/office being found on this level. The two bedrooms are of good double proportions, with the largest bedroom boasting a secluded rear aspect with views over the treetops and beyond. The bedroom to the front enjoys dual aspect views and has a hatch into the loft space above. Each room is well presented in neutral tones with quality carpeting.

The office is a great space for home working or for those that need a study space, with the room being fitted with a range of built-in furniture including a book case, under unit storage drawers and extensive work top space. If required this room would also make a great sixth bedroom. The family bathroom completes the accommodation and is fitted with a bath with overhead shower, WC and hand wash basin.

Externally the property has two private gardens, one to the front and another to the rear. The front garden is well landscaped, with a paved pathway with decorative stonewall leading to a lovely paved area to the front of the property and to the side entrance via the lean-to. There is a small area of lawn, mature hedging and well placed flower beds which add a pop of seasonal colour all year round. The planting also provides an excellent level of privacy. The rear garden is fully enclosed by traditional granite stone walls and is well landscaped. Adjacent to the property is a large patio area ideal for dining al fresco and is easily accessible from the family room. There is a sizeable area of lawn, with mature hedging and trees enhancing the feeling of seclusion. Two timber sheds can be found at the bottom of the garden. Ample on street parking is available on Bayview Road and neighbouring streets, with a permit via Aberdeen City Council.

Accommodation

Living Room	20'9" x 15'11"	6.33m x 4.85m
Dining room	20'3" x 14'11"	6.17m x 4.55m
Kitchen	19'11" x 10'9"	6.07m x 3.28m
Family Room	19'11" x 12'3"	6.07m x 3.73m
Sitting Area	15'2" x 10'8"	4.62m x 3.25m
Principal bedroom	18'8" x 15'2"	5.69m x 4.62m
Ensuite	5'10" x 9'4"	1.78m x 2.85m
Bedroom	13'3" x 14'0"	4.04m x 4.27m
Bedroom	11'5" x 11'5"	3.48m x 3.48m
Bathroom	12'9" x 11'10"	3.89m x 3.61m
Bedroom	13'4" x 14'2"	4.07m x 4.32m
Bedroom	14'5" x 14'2"	4.4m x 4.32m
Bathroom	6'9" x 11'0"	2.06m x 3.35m
Bedroom/Office	9'2" x 11'0"	2.79m x 3.35m

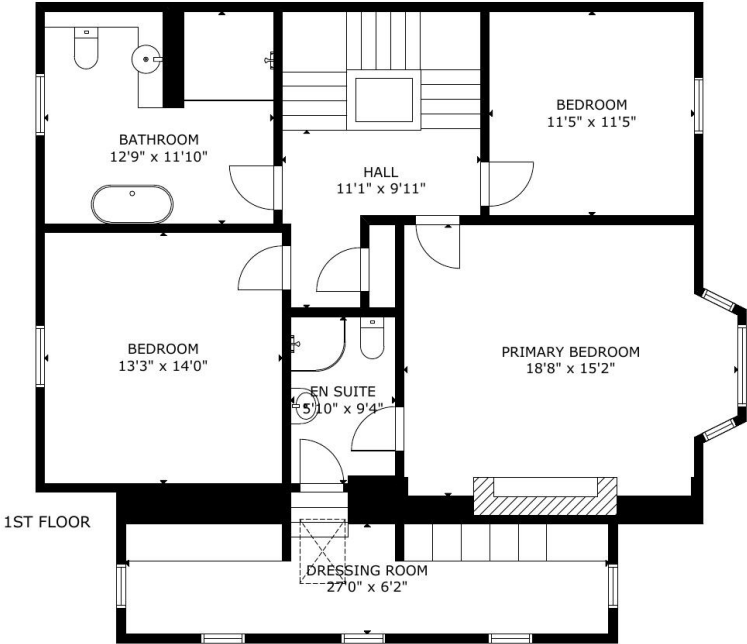
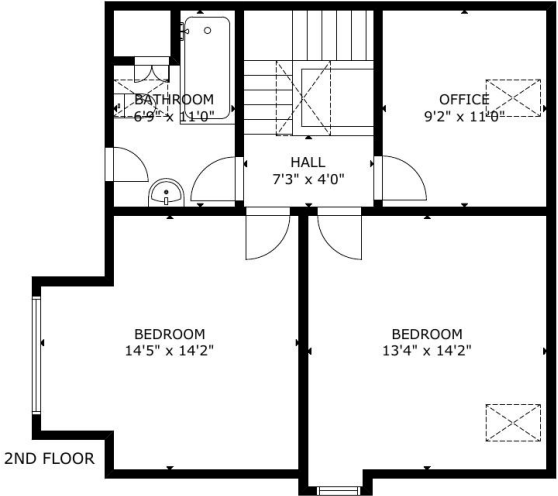


Bedroom



Office

Floorplan



GROSS INTERNAL AREA
TOTAL: 3,460 sq ft
GROUND FLOOR: 1,595 sq ft, 1ST FLOOR: 1,208 sq ft, 2ND FLOOR: 657 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Rear Garden

Directions

Travelling from the city centre proceed west along Union Street continuing to Alford Place, Albyn Place and proceed straight through the Queens Cross roundabout onto Queens Road. Continue along Queens Road and Bayview Road is the last exit on the right hand side before the roundabout with Anderson Drive. No 3 is located on the left hand side.

Location

Bayview Road is a much sought after wide tree lined street situated in Aberdeen's west end, accessed from Rubislaw Den South or directly from Queen's Road. It is a highly desirable location and on the doorstep for many of Aberdeen's private schools. There are also further good secondary and primary schools and quality nurseries. There are excellent public transport facilities giving access to the city centre where there is an excellent range of shopping, recreational and leisure facilities. It is ideally placed for the main Aberdeen ring road providing easy commuting to both north and south of the city where many of the oil related offices are situated.

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 **07740427123** or by arrangement with Ledingham Chalmers on 01224 632500

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Rear Garden