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5 BEDROOM PERIOD HOUSE
27 FERRYHILL PLACE, ABERDEEN
Offers over £600,000



Property description

27 Ferryhill Place is a large period property which combines the quality and elegance of the Victorian era with the charm and intimacy of a traditional cottage and Ferryhill Place is a quiet road, well positioned for access to most parts of Aberdeen and within easy walking distance of the city centre.

The spacious accommodation includes three public rooms, a large dining Kitchen, five double Bedrooms, Boxroom, Family Bathroom and Shower Room. One of the Bedrooms is on the ground floor and the other four Bedrooms are on the upper floor. The house has been owned by the present owners for 33 years and over that period it has been carefully restored.

The numerous period features include panelled doors, high moulded skirtings, window bays with wood panelling and shutters, dado rails and picture rails, ornate plaster features, ceiling roses, fine fireplaces and over-mantles and some lovely ceiling cornices and plaster detailing.

The house has timber casement windows (some sash and case and some double glazed) and full gas central heating. All fitted carpets, light fittings and other fittings are included and the gas hob and double oven are also included.

There are landscaped gardens to front and rear and the rear garden is a sheltered and secluded walled garden with lawn and shrubs and flagstone paved patios.





The accommodation comprises:

VESTIBULE: 8'3 x 5'2 (2.5m x 1.6m) Panelled front door. Period features including dado rail, picture rail, plaster detailing and ceiling cornice. Fitted meter cupboard. Radiator. Panelled double doors to main Hall.

HALL: 14'6 x 6'7 max (4.4m x 2m) Period features including ornate plaster work, dado rail and restored woodwork. Panelled doors to Family Room and Bedroom (to the left), Lounge and Dining Room (to the right) and Dining Kitchen and stairway (straight ahead). Ceiling light fitting. Security alarm panel. Telephone point. Double radiator. Fitted carpet.

LOUNGE: 17'2 (18'6 into window ingo) x 13'5 (5.2m x 4.1m) (Front Right) This is a lovely room, full of period character. Panelled door from Hall. Window to front with lower and upper panelled shutters. Period fireplace with cast iron fire, tiled and marble surround and hearth with brass fender and mahogany over-mantle. Panelled doors to built-in alcove cupboards. Ceiling rose. Ceiling cornice. Ceiling light. Picture rail. Two wall lights. High skirtings. TV aerial point. Double radiator. Fitted carpet.

FAMILY ROOM: 15'2 x 15'2 into alcoves (4.6m x 4.6m) (Front Left) This is another lovely room full of period features including high skirtings, dado rail, ornate ceiling rose, garland and cornices and original lower and upper panelled shutters. Large fireplace with open fire, marble surround and hearth, brass fender and mahogany over-mantle. Curved alcoves to either side. Ceiling light fitting. Two wall lights. TV aerial point. Two double radiators. Fitted carpet.

DINING ROOM: 13'6 x 13'2 into window ingo (4.1m x 4m) (Rear Right) Panelled door from Hall, panelled bay window to rear with operating shutters and panelled door to built-in shelved cupboard. Restored woodwork and picture rail. Plaster ceiling rose and garland. Ceiling light. Fitted shelf. Radiator. Fitted carpet.

DINING KITCHEN: 25' max x 11'10 (7.7m X 3.6m) plus window and door ingoes (Mid Rear) A large dining Kitchen with door and window to right hand side, large and small windows to left hand side and fitted units to three walls.

Along rear wall – worktop with four ring De Longhi stainless steel gas hob, inset sink and drainer, drawer and cupboard base units and range of wall units incorporating extract hood.

Along left hand wall – worktop with drawer and cupboard base units, wall units, Baumatic stainless steel double oven (included) and further unit.

Along right hand wall – base unit with peninsular unit with worktop, drawer and cupboard base units and display wall unit. Also fitted Austrian style oak seating and ample space for good sized dining table.

Ceramic tiling between worktops and wall units. Brickwork finishes to walls. Natural woodwork. Ceiling beams and timber features to ceilings and walls. Four ceiling lights. Curtain to door. Roller blinds to two larger windows. Double radiator. Ceramic tiling to floor.

BEDROOM 1: 15'5 into window ingo x 13' (4.7m x 4m) (Rear Left) Double Bedroom with panelled door from Hall and window to rear with outlook to flagstone patio and side garden. Panelled doors to two built-in cupboards, one with shelves and the other with hanging rail. Restored wood finishes. Picture rail. Plaster coving. Ceiling light. Radiator. Fitted carpet.

Carpeted stairway to Upper Hall.

UPPER HALL: 24'3 x 7'2 max (7.4m x 2.2m) Galleried Hall on two levels with lovely period character, restored balustrade and panelled doors to Bedrooms, Bathroom and Shower Room. Dado rail. Ceiling cornice. Two ceiling roses. Large velux window to side. Ceiling lights. Smoke alarm. Telephone point. Radiator. Fitted carpet.

FAMILY BATHROOM: 12'7 max x 12'6 (3.8m x 3.8m) (Rear) A spacious Bathroom with panelled door and two velux windows to right hand side. Four piece suite including sunken bath. Ceiling cornice. Ceiling light fitting. Three wall lights. Shaver point. Roman blinds. Deep sills at windows. Towel rail radiator. Fitted carpet.

SHOWER ROOM: (Mid Left Rear) Fully tiled Shower Room with panelled door and window to side. Built-in tiled enclosure with large shower tray. W.c. and wash-hand basin. Extract fan above shower. Ceiling light. Recessed light. Velux window.

BEDROOM 2: 17'9 into window x 13'6 max (5.4m x 4.1m) (Front Right) Double Bedroom with panelled door from Upper Hall and curved window to front with outlook to Ferryhill Place. Ceiling cornice. Ceiling light. Radiator. Fitted carpet.





BEDROOM 3: 14'1 into window x 13' (4.3m x 4m) (Front Left) Double Bedroom with panelled door from Upper Hall and curved window to front with outlook to Ferryhill Place. Ceiling light. Double radiator. Fitted carpet.

BEDROOM 4: 12'11 x 12'8 max (3.9m x 3.9m) (Mid Left) Double Bedroom with panelled door from Upper Hall and window to rear garden. Built-in storage alcove with shelf and hanging rail. Ceiling light. Double radiator. Fitted carpet.

BEDROOM 5: 13'4 x 9' max (4.1m x 2.7m) (Mid Right) Panelled door from Upper Hall and window to rear. Wall moulding features. Ceiling light. Radiator. Fitted carpet.



BOXROOM: 8'6 x 6'7 (2.6m x 2m) (Mid Front) Fitted airing cupboard with double louvre doors and insulated hot water cylinder. Fitted shelf. Ceiling light. Radiator. Fitted carpet.

OUTSIDE: Front garden with lawns, mature shrubs and original side boundary walls. Front gate. Granite set path to front entrance and along the front of the house. Coach lights at entrance.

To the rear, sheltered and secluded walled garden with lawn and shrubs. Granite flagstone patio to rear and both sides of Kitchen. Gate to rear footpath. Stairway to large Cellar.

VIEWING BY ARRANGEMENT TELEPHONE (01224) 621622 (DUTHIE WARD SOLICITORS)



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