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FIVE BEDROOM SEMI DETACHED GRANITE VILLA

52 FONTHILL ROAD, ABERDEEN

Offers over £680,000

(COACH HOUSE/GARAGE TO REAR ON ALBURY PLACE ALSO AVAILABLE)



Property description

52 Fonthill Road is an impressive semi-detached granite villa with three public rooms, five bedrooms and many extremely fine period features. It has been meticulously and sympathetically cared for by the current owners over the last 22 years and is undoubtedly one of the best properties of its type in Aberdeen.

Original period features have been retained throughout the main areas of the house and with a more modern Kitchen and Family Room to the rear and guest suite on the second floor, this is a very appealing property combining contemporary requirements for a family home with the quality and elegance of the Victorian period.

It is set on a south facing site with leafy outlooks to the front and rear and elevated views towards the Georgian properties in Bon-Accord Crescent and the spires of Marischal College and the churches in the city centre.

The numerous fine period features include panelled doors with beehive door handles and original push plates, high moulded skirtings, window bays with wood panelling, original window sash handles, high ceilings, original ceiling feathering, curved alcoves, fitted shelf bookcases, picture rails, dado rails, fully functioning Victorian fireplaces and over-mantles and some lovely cornices and plaster detailing.

The property has full gas central heating and is partially double glazed. All fitted carpets, blinds, light fittings and other fittings included. The built-in hobs, hood, double oven, dishwasher, fridge and freezers are also included.

To the rear is a mature walled garden with good seclusion and an attractive outlook.

(A Coach House/Garage in the road to the rear (Albury Place) is also available at a separate valuation to be agreed.)



The accommodation comprises:

VESTIBULE: 2.1m x 2.2m (6'10 x 7'2) Panelled front entrance. Etched glass panels. Period features including original feathered ceiling.

HALL: 6.9m x 2.2m (22'8 x 7'2) High ceiling. Ceiling coving. Ornate plaster features. Dado rail. Moulded skirtings and facings. Original Japanese wall covering. Brass stair balustrade lamp. Panelled doors. Beehive door handles. Brass push plates.

SITTING ROOM: 6.1m into window bay **x 4.2m** into alcoves **(19'11 x 13'10)** (Front Left) An elegant room with south facing bay window to front. Period features including ceiling with fine detailing and plaster coving, embossed frieze, picture rail, high moulded skirtings and facings, wood panelling in bay window and original window sash handles. Fireplace with oak surround and over-mantle. Curved alcoves with original fitted shelved bookcases. Original solid oak floor surround.

DINING ROOM: 5m into alcoves **x 4.5m (16'3 x 14'8)** (Mid Left) With outlook to garden. Period features including curved alcoves with fitted, shelved cupboards, ceiling cornice and rose, picture rail, high moulded skirtings and facings, wood panelling and original window handles. Art Nouveau fireplace. Pitch pine over-mantle.

DINING KITCHEN: 8.5m x 3.4m (27'11 x 11'1) (Mid Right) Doors from Hall and to Family Room. Door and two windows to garden. Custom made ash Kitchen units.

De Dietrich hob and steak griddle. Integral dishwasher. Base and wall units and peninsula unit. Tiling above hob to be replaced with splashback or tiles as required. De Dietrich double electric oven, integral fridge and two freezers.

Ample space for dining table and chairs. Victorian fireplace with slate surround and hearth. Shelved alcove. Solid beech flooring. Sliding door to walk-in understair cupboard.

FAMILY ROOM: 4.5m x 2.6m max (14'8 x 8'8) Glass panelled door from Dining Kitchen. Wide patio doors to rear garden. Three south facing windows and velux window. Beech flooring. Sliding mirror doors to Utility Area and Shower Room with toilet.

UTILITY AREA: 2.4m x 1.1m max (7'10 x 3'6) Belfast sink. Space and plumbing for washing machine. Central heating boiler. Insulated water cylinder. Beech flooring.

SHOWER ROOM: 1.7m x 1.1m (5'7 x 3'6) Three piece suite including shower tray in built-in tiled enclosure. Velux window. Wall tiling with inset mirror. Beech flooring.

From the main Hall, carpeted stairway to mezzanine floor. Original brass stair rods. Dado rail. Original Japanese wall covering.

MEZZANINE HALL: Panelled door from stairway and to Bedroom 4, Bathroom and w.c. Stained glass skylight.

W.C: 2.1m x 1m (6'11 x 3'4) (Mid Rear Left)

BATHROOM: 2.1m x 2.1m (6'11 x 6'11) (Mid Rear Left) Panelled door from Mezzanine Hall and window to side. Wide bath with centre tap and shower fitting. Wall tiling. Laminated flooring.

BEDROOM 4/STUDY: 4.4m into alcoves **x 3.4m (14'6 x 11'1)** (Rear) Panelled door from Mezzanine Hall and window to side. Open fire with marbled slate surround and tiled hearth. Two shelved alcoves.

FIRST FLOOR HALL: 6.1m x 2.7m max (20'1 x 9') Galleried Hall with good natural lighting and ornate balustrade from ground floor and to second floor. Period features including panelled doors with beehive handles.

MASTER BEDROOM: 6.1m into window bay **x 4.2m** into alcoves **(19'11 x 13'10)** (Front Left) Panelled door from First Floor Hall and large south facing bay window to front. Period features including high ceiling, two curved alcoves with beading, wide bay window with timber panelling and columns, original window handles, cornice, picture rail and high moulded skirtings and facings. Open fireplace with wooden surround and mantle and tiled hearth. Bevelled wall mirror. Four wall lights. Fitted carpet.

BEDROOM 2: 4.5m into window **x 4.4m (14'7 x 14'6)** (Mid Left) Panelled door from Hall and large window with wood panelling to rear. Attractive view to gardens and Georgian and Victorian properties in the centre of the city. Two built-in alcove cupboards. Marbled slate fireplace. Wall mirror. Fitted carpet.

BEDROOM 3: 4.8m max into window **x 2.7m max (15'9 x 8'10)** (Front Right) South facing Bedroom to front of house with panelled door from Hall. Original Victorian fireplace. Fitted carpet.

Carpeted stairway to second floor. Original wall coverings and dado rail. Original brass stair rods. Door to substantial floored storage area within attic.





SECOND FLOOR HALL: Galleried Hall with good natural light from large skylight. Dado rail and original wall coverings.

GUEST SUITE SITTING ROOM: 6.75m max x 4.2m max (22'2 x 13'8) (Left) A large and attractive room with door from Hall. Panoramic views over rear garden to Albury and Bon-Accord Crescent and gardens with the sea beyond. Velux window to front. Three eaves cupboards with double door access. Original Victorian cast iron and tiling fireplace. Laminated flooring. Doorway to Bedroom and door to Shower Room.

BEDROOM 5: 3.3m max x 3.1m (10'11 x 10'3) (Front Right) Panelled door from Hall, doorway from Guest Suite Sitting Room. Large velux window to the front. Eaves cupboard with double door access. Laminated flooring.

SHOWER ROOM: 2m x 1m (6'7 x 3'2) With three piece including wide shower tray in built-in tiled shower enclosure. Ceramic wall tiling.



OUTSIDE: Front garden with gate and path to front entrance. Privet hedging. Lawn and flower borders.

Gate and path to side and rear gardens.

Side garden with lawn, shrub beds, Wendy house and patio.

Walled rear garden with lower patio, lawn, flower and shrub beds. Garden shed with power and light. External hose tap.

Available separately is a **Coach House/Garage** built in granite and with pitched slated roof, nearby on Albury Place. It has a sliding door with hinged section. Parking available in Garage and directly in front of it on Albury Place.

VIEWING BY ARRANGEMENT TELEPHONE (01224) 211686 OR 07936 943669 (MR. & MRS. GRAY) OR (01224) 621622 (DUTHIE WARD SOLICITORS)



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