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**FOUR BEDROOM SEMI DETACHED VILLA**

81 ABERGELDIE ROAD, ABERDEEN

**Offers over £460,000**



# Property description

Abergeldie Road is a wide tree lined road with Victorian granite properties in the west end of Aberdeen and within easy walking distance of the city centre. Number 81 is a lovely period semi-detached property on a corner site at the top of Abergeldie Road. The front rooms face east and receive sun in the mornings and the rear rooms are west facing and receive sun in the afternoons and evenings.

It is in the catchment area for Broomhill Primary School and Harlaw Academy and is well placed for other excellent schools including St. Margarets, Albyn and Robert Gordons College.

It is a lovely period family home which has been carefully refurbished by the present owner. Period features include panelled doors, high ceilings, stairway with ornate balustrade and handrail, ceiling cornices, ceiling roses, picture rails, built-in shelved cupboards and curved alcoves.

The woodwork is exceptionally fine. The panelled doors, architraves, skirtings and panelling in window bays etc are in rich toned and finely grained Douglas fir.

The house has been extended to the rear to provide a modern family Kitchen and Dining Room and the woodwork here has been custom made with the same matching detailing to architraves and mouldings etc.

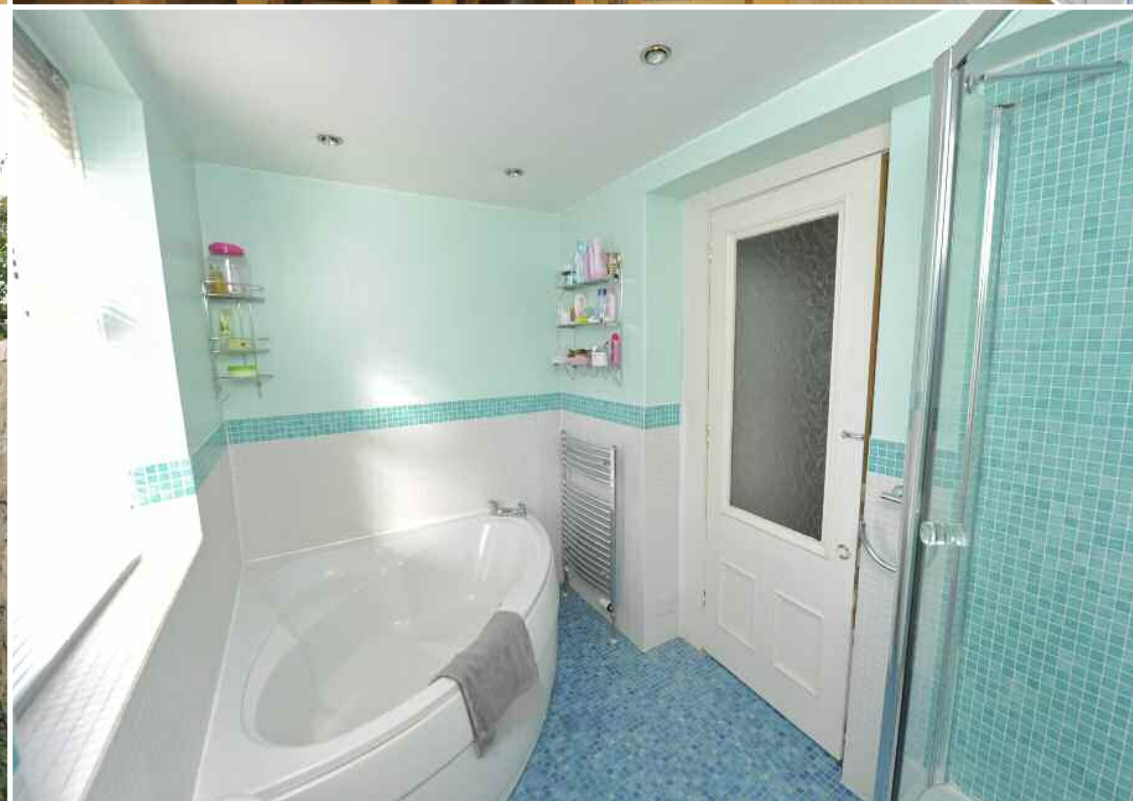
The accommodation comprises a welcoming Vestibule and Entrance Hall with w.c., an elegant and impressive Lounge with large bay window to the front, a well proportioned Family Room and Kitchen/Dining Room to the rear. It has a spacious family Bathroom at mezzanine level and three Bedrooms on the first floor. On the second floor it has a spacious Office/Study and further double Bedroom.

This is a very attractive property which is really well presented and in ready to move into condition and with its east/west orientation, all the rooms have a bright and spacious atmosphere and excellent natural light.

The Lounge and Family Room have restored wooden floors. All carpets, curtains, blinds and fittings including light fittings are included and the integral kitchen appliances are also included. Gas central heating throughout and full double glazing to ground and first floor rooms.

To the front is a landscaped, low maintenance garden and to the rear a small and easily maintained walled garden with garden shed.





**ENTRANCE VESTIBULE: 7'4 x 5' (2.2m x 1.5m)** A well proportioned and welcoming Entrance Vestibule with panelled entrance door, high ceiling, picture rail, curved alcove and original mosaic tiled floor. Ceiling light fitting. Fitted meter cupboard. Part-glazed panelled door and screen to Hall.

**HALL:** Panelled doors to Lounge, Family Room, Dining Kitchen and w.c. Further panelled doors to double built-in storage cupboard (with central heating boiler and plumbing for washing machine) and to separate built-in understair cupboard and further small understair cupboard. Douglas fir architraves and moulded skirtings. High ceiling. Ceiling cornice. Ceiling light fitting. Victorian style radiator. Central heating control panel. Restored wood flooring. Douglas fir stairway with balustrade and handrail to upper floor.

**LOUNGE: 18'3 into window bay x 17'3 into alcoves (5.6m x 5.3m)** (Front Right) This is an elegant and well proportioned room with panelled door from Hall and large east facing bay window with attractive open outlook to front garden and Abergeldie Road and along Broomhill Road. Period features include the Douglas fir panelling and columns in the window bay, panelled door, architraves and high moulded skirtings, high ceiling, ceiling cornice, ceiling rose and picture rail. Victorian style fireplace with oak mantle and surround. Chandelier light fitting. Roman blinds. Victorian style radiator. Restored wood floor.

**FAMILY ROOM: 16'10 max x 13'10 into alcoves (5.1m x 4.2m)** (Rear Right) Another well proportioned room with panelled door from Hall and large west facing double glazed window to rear. Panelled door to shelved alcove cupboard. Further curved alcove. High ceiling. High moulded skirtings and architraves. Ceiling cornice. Inset gas fire with slate hearth and hardwood surround and mantle. Ceiling light. Horizontal blinds. Double radiator. Restored wood floor.

**BUILT-IN CLOAK CUPBOARD:** Panelled door. Coat rail. Recessed downlighter.

### **DOUBLE BUILT-IN STORAGE CUPBOARD**

**W.C: 7' x 4' (2.1m x 1.2m)** (Mid) Panelled door from Hall. Three piece suite including double Mira shower in tiled enclosure with curved screen, wash-hand basin and w.c. Shelved storage unit. Three ceiling downlighters, one with extract fan. Central heating towel radiator. Ceramic tiling to floor.

**DINING KITCHEN: 24'2 x 11'1 max (7.4m x 3.4m)** (Rear) A modern, spacious and bright and airy family Kitchen with doorway from Hall, French door and screen to side patio, windows to side and rear and two large velux windows.

Kitchen Area - with central island unit and worktops and units along side wall and peninsular unit between Kitchen and Dining area.

Central island unit - with stainless steel sink, deep drawer and cupboard units, pull out storage unit and integral dishwasher.

Along side wall – worktop with five ring stainless steel Neff gas hob, oven unit with double stainless steel Neff oven, integral fridge and freezer, pull out storage unit, deep drawer and cupboard units, range of wall units and stainless steel hood. Ceramic tiling between worktop and wall units.

Peninsular unit – with worktop and drawer and cupboard storage units.

Dining Area with ample space for good sized dining table. Ceiling light. Roman blinds. Horizontal blinds to side window.

Smoke alarm. Nine downlighters. Wood effect laminate flooring.



## **MEZZANINE FLOOR:**

**FAMILY BATHROOM: 9'9 x 6'1(3m x 1.9m)** (Rear) Glazed panelled Douglas fir door from Hall and window to rear. Four piece suite (white) including corner bath and corner shower. Full height ceramic tiling to shower and half-height elsewhere. Six ceiling downlighters. Extract fan. Fittings to remain. Horizontal blinds. Central heating towel radiator. Ceramic floor tiling.

**FIRST FLOOR HALL:** Again with period features including panelled doors to three Bedrooms and to built-in understair cupboard (with light and fitted shelves) and to stairway to Second Floor. Douglas fir skirtings and architraves. High ceiling. Ceiling coving. Ceiling light fitting. Smoke alarm. Fitted carpet (new).

**BEDROOM 1: 15'6 max x 13'7 (4.7m x 4.1m)** (Front Right) A well proportioned and bright Bedroom with panelled door from Hall and large double glazed window to front. Two curved alcoves. High ceiling. Ceiling coving. Timber panelling at window. Moulded skirtings and architraves. Ceiling light fitting. Roman blinds. Double radiator. Fitted carpet.

**BEDROOM 2: 16'9 max x 13'11 into alcoves (5.1m x 4.2m)** (Rear Right) Another spacious and bright Bedroom with panelled door from Hall and double glazed window to rear. Panelled door also to shelved alcove cupboard. Further curved alcove. High ceiling. Ceiling coving. Moulded skirtings and architraves. Ceiling light. Roman blind. Double radiator. Fitted carpet.

**BEDROOM 3: 12'10 max x 7'8 (3.9m x 2.3m)** (Front Left) Panelled door from Hall and double glazed window to front. Feature alcove. High ceiling. Ceiling coving. Moulded skirtings and facings. Ceiling light. Roman blind. Double radiator. Fitted carpet.

Panelled door to stairway to Second Floor.

**OFFICE/STUDY: 17'4 x 9'11(5.3m x 3m)** Spacious and with good natural lighting. Skylight windows to front and rear. Small doors giving access to storage within eaves. Two ceiling lights. Double radiator. Fitted carpet. Hatch to small loft.

**BEDROOM 4: 17'4 x 9'10 (5.3m x 3m)** Door from Office/Study and again with good natural lighting. Skylight windows to front and rear. Ceiling light. Two double radiators. Fitted carpet.

**OUTSIDE:** Low maintenance landscaped garden with privet hedging to front and side boundary and path to front entrance.

To the rear, walled garden with original granite boundary walls. Paved patio. Side gate. Lawn. Garden shed (rear left corner).

**VIEWING BY ARRANGEMENT TELEPHONE 07710 774950 OR 589074 (MR. DALGLISH) OR (01224) 621622 (DUTHIE WARD SOLICITORS)**



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