

**169 Queens Road,
Aberdeen, AB15 8BS**

**Price Over
£700,000**

ASPC ref : 368083

 6  4  4 236 m² EPC **D** Council Tax Band **G**



Arrange a viewing

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Property features:



Located in the prime west end of the City this immaculate granite detached dwellinghouse with separate detached annex is offered for sale. The property is presented in pristine order throughout and offers well proportioned living accommodation spanning two floors. The decoration is fresh and tasteful in a neutral palette with co-ordinating flooring with brand new carpeting in several areas. Viewers will undoubtedly be impressed by the excellent storage throughout with several good sized cupboards and fitted wardrobes.

The accommodation comprises on the ground floor: Vestibule; reception hall with dining room on open plan; lounge with three sets of patio doors leading to the roof terrace; sitting room/bedroom 5 with bay window to the front; bedroom 4 with front aspect; dining kitchen; utility room; bathroom; store with staircase leading to the integral garage.

The accommodation on the first floor comprises a large landing with fitted storage and velux windows; master bedroom with excellent wardrobe storage; bedroom two with dual aspect and walk in cupboard, bedroom three meantime used as a study and bathroom with sauna.

The detached granite dwellinghouse built at the end of the garden should not be used as an independent dwellinghouse and as such cannot be leased out or sold separately. However it is an ideal space for elderly or young relatives looking for accommodation within the grounds of the family home.

The annex accommodation comprises on the ground floor: Hall; cloakroom; lounge; sun lounge with French doors, kitchen. Upstairs there are two double bedrooms, both with en suite facilities.

Accommodation: GF. Vestibule; Hall/Dining Room; Lounge 30'5 x 16'6; Dining Kitchen 11'2 x 16'2; Sitting Room/Bedroom 5 12'11 x 9'1; Bedroom 13'1 x 12'5; Bathroom 13'1 x 7'3; Utility Room 9'6 x 6'; Rear Hall/Staircase to Garage. First Floor: hall; Bedroom 14'11 x 14'5; Bedroom 19'7 x 14'11; Bedroom/Study 14'1 x 11'3; Bathroom 9'4 x 8'1.

Annex Accommodation: GF Hall; Lounge 10'10 x 27'9; Sun Room 9'10 x 9'6; Kitchen 11'1 x 8'8; Dining/Family Room 11'1 x 18'3; WC. First Floor: Bedroom 12'2 x 15'10; En Suite Shower Room; Bedroom 11'6 x 15'10; En Suite Bathroom.

Location 169 Queens Road is located in the heart of the west end with a good range of amenities nearby including good public transport services, a local convenience store and a variety of well reputed hotels, restaurants and bars. The business community on Queens Road/Albyn Place/Carden Place is within easy walking distance. The property also has particularly easy access to the ring road, giving easy access to Aberdeen Airport and areas both north and south of the city.

Directions Travel west along Queens Road and No 169 is located on the left hand side between Viewfield Road and Rubislaw Park Road.

Garden There is paved garden to the front with raised flower bed and lovely red acer tree.

The garden to the rear has paved areas and raised beds stocked with mature shrubs and spring bulbs. Steps lead down to an area of lawn with borders and a rotary clothes dryer.

Parking The property has a large double garage with separate workshop area, light and power and two remote controlled roller doors. A door in the garage gives access to the internal staircase leading up to the house.

There is a gated driveway at the front leading to a large parking area laid in granite sets to the rear with space for numerous vehicles.

Fixtures and Fittings All carpets, curtains, blinds and light fittings included. Double oven, hob, dishwasher, integral fridge and freezer included.

Services The property has full gas fired central heating and double glazing.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/368083/169-Queens-Road/Aberdeen/>

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