

150 Hamilton Place,
Aberdeen, AB15 5BB

Price Over
£635,000

Under offer

 **4**
 **3**
 **2**

 **261 m²**
EPC **E** Council Tax Band **G**



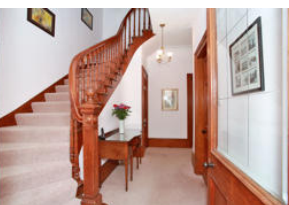
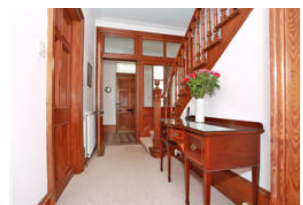
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Features



Garden

Description

We are delighted to offer for sale this period four/five bedroom **SEMI-DETACHED GRANITE DWELLINGHOUSE**, beautifully presented throughout retaining many fine traditional features, such as original pitch pine woodwork, stained glass windows, high ceilings with ornate cornicework, attractive fireplaces, some original cast iron radiators, all complemented by up to date kitchen and bathrooms to suit the requirements of the modern family lifestyle.

The property offers extremely versatile family accommodation with a welcoming reception hallway giving access to the ground floor accommodation and staircase to the upper level. The bright, well proportioned formal lounge has a bay window to the front with pitch pine surround, traditional fireplace with fluted columns, cast iron inset and marble hearth with Living Flame gas fire and alcoves to either side. The elegant dining room overlooks the rear garden and again has a bay window with pitch pine surround, ample space for a sizeable dining table and chairs and natural wood flooring. The

family room also overlooks the rear and has a cast iron fireplace with Living Flame gas fire and gives access to the dining kitchen; the dining kitchen is fitted with a range of quality Shaker-style base and wall units with glass display units, granite/solid wood work surfaces, Belfast sink, double built-in oven, microwave, gas hob with concealed overhead cooker hood, dishwasher and fridge, matching display dresser, beamed ceiling, space for dining, door to garden, further door to front of property, laminate wood flooring (Planning permission has been obtained to extend the kitchen). The utility room is situated to the rear with a door to the garden, fittings for automatic washing machine and tumble dryer, space for fridge/freezer, gas central heating boiler and storage cupboards. Completing the ground floor accommodation is the cloakroom fitted with two piece suite comprising w.c., and w.h.b., heated towel rail and Amtico flooring.

The first floor is accessed via a sweeping staircase finished with pitch pine balustrade and banister. The master bedroom has a large bay window to the front allowing an abundance of natural light to enter this delightful room, ornate cornicing, two double built-in wardrobes, feature fireplace with ornate surround and tiled hearth, wall lights. The en suite shower room is very spacious indeed, is partially tiled and fitted with white suite comprising w.c., wash hand basin, bidet, bath and walk-in double width tiled shower cubicle, feature corner fireplace, heated towel rail. Double bedroom 2 is located to the rear and has two fitted cupboards, whilst double bedroom 3, again overlooking the rear garden has ample space for a full range of bedroom furniture. The shower room is fitted with a white suite comprising w.c., w.h.b., shower cubicle with electric shower and glazed screen. Located off the shower room is a useful storage room with shelving and housing the hot water tank.

The upper floor has a large skylight allowing natural light to flood the hallway. Bedroom 4 is located on this level and overlooks the rear, again a cast iron ornamental fireplace is a superb feature, ample space for a full range of bedroom furniture. Bedroom 5/study is once more positioned to the rear and again is of excellent proportions. The boxroom offers extensive storage space and has potential for other uses.

The garden to the front is finished with a small granite wall, has a paved path leading to front door, laid mainly to lawn with mature shrubs and roses in borders. To the rear, the garden is extensive, fully enclosed with patio area ideal for al fresco dining and entertaining, large lawn surrounded by a superb range of well maintained shrubs, trees and bushes including rhododendron, clematis and fuchsia, garden shed.

Ground Floor

Entrance Vestibule

Reception Hallway

Formal Lounge 20'8" x 15'4" (6.3m x 4.67m) approx.

Dining Room 18'0" x 12'7" (5.49m x 3.84m) approx.

Family Room 14'4" x 10'3" (4.37m x 3.12m) approx.

Dining Kitchen 22'0" x 11'5" (6.71m x 3.48m) approx.

Utility Room 8'0" x 6'9" (2.44m x 2.06m) approx.

Cloakroom

First Floor

Upper Hallway

Master Bedroom 21'3" x 13'11" (6.48m x 4.24m) approx.

En Suite Shower Room 10'11" x 9'10" (3.33m x 3m) approx.

Double Bedroom 2 15'7" x 12'" (4.75m x 3.66m) approx.

Double Bedroom 3 14'7" x 10'11" (4.45m x 3.33m) approx.

Bathroom 7'11" x 5'3" (2.41m x 1.6m) approx.

Storage Area

Upper Floor

Upper Landing

Double Bedroom 4 17'9" x 11'6" (5.41m x 3.51m) approx.

Bedroom 5/Study 11'5" x 10'4" (3.48m x 3.15m) approx.

Store Room 23'3" x 7'9" (7.09m x 2.36m) approx.

Gas Central Heating

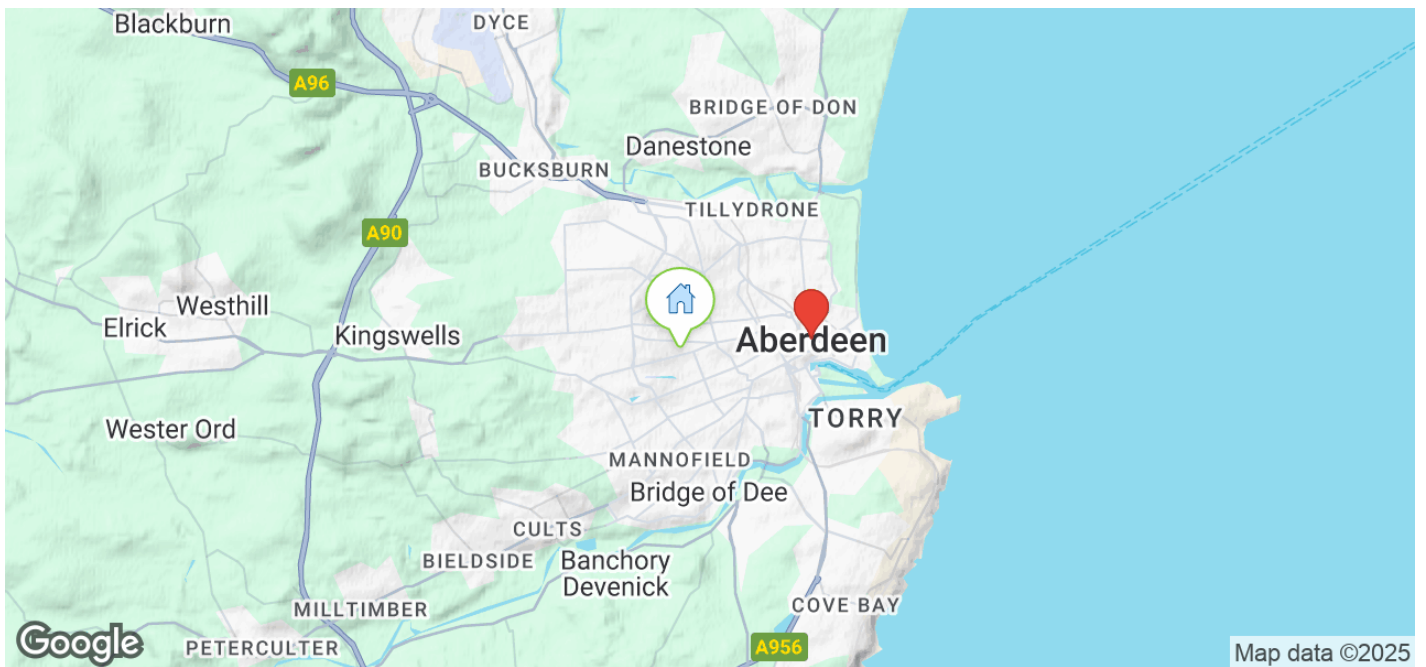
Double Glazing

EPC Band E

The quality fitted carpets and other floor finishes, curtains, blinds and light fitments, together with the white goods in the kitchen and utility room are all to be included in the price and will remain.

LOCATION: Hamilton Place is a highly desirable tree lined street situated in the heart of Aberdeen's west end, it is in the catchment area for Mile End Primary School and Aberdeen Grammar School for secondary education. There is a range of local amenities and excellent public transport facilities making many parts of Aberdeen easily accessible. A short drive also leads you to the main Aberdeen ring road which provides excellent commuting to both north and south of the city.

DIRECTIONS: Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queen's Cross roundabout exit onto Fountainhall Road. Proceed a good distance along Fountainhall Road and turn left into Hamilton Place and number 150 is situated to the far end on the right hand side.



View this property here

<https://www.aspc.co.uk/search/property/364828/150-Hamilton-Place/Aberdeen/>

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