



SUBSTANTIAL TERRACED DWELLINGHOUSE

29 BELVIDERE STREET
ABERDEEN, AB25 2QS

VESTIBULE

HALL

LOUNGE

DINING ROOM

KITCHEN/DINER

FAMILY ROOM

4 BEDROOMS

ATTIC ROOM

BATHROOM

SHOWER ROOM

DOUBLE GARAGE

GCH/DG

MONITORED INTRUDER ALARM

GARDENS



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£525,000

We have the pleasure of offering for sale this substantial, granite built dwellinghouse which forms part of a terrace of period homes within a conservation area in one of Rosemount's prime residential streets. Offering a particularly spacious level of immaculately presented accommodation spanning three floors, this enviable family home benefits from the modern comforts of a gas fired central heating system with new "Oso" pressurised water cylinder and conventional boiler; sash-and-case style uPVC double glazed windows and bi-fold doors; a triple locking composite front door with leaded glass fanlight; a monitored intruder alarm; TV aerials with satellite connection and telephone points with Fibre broadband facility in the principal rooms, and a detached double garage with rear lane access. Many period features are evident throughout the property including bay windows; stained and leaded glass detailing; high ceilings with moulded coving, intricate plaster cornicing, an ornate frieze, and ceiling roses; double height skirting boards, pilasters, picture and dado rails. The tasteful decor is enhanced by original pitch pine panelled and contemporary oak interior doors, bespoke window dressings, and a combination of quality floor coverings, with Amtico flooring and triple zone underfloor heating throughout the rear of the ground floor. Viewers will be instantly impressed by the oak panelled entrance vestibule with vibrant terrazzo floor tiles which provides access to the welcoming reception hall which features lincrusta covered walls to dado height. The extended ground floor accommodation comprises: elegant front facing lounge boasting striking plasterwork to the ceiling, with a stunning marble fireplace, flanked by recessed alcoves, offering a pleasing focal point; spacious formal dining room, affording ample floor space for a full dining suite and benefiting from two shelved Aberdeen cupboards; luxurious designer kitchen/diner equipped with an array of German built white high-gloss cabinetry incorporating a pull-out larder, carousel unit, deep pan and cutlery drawers, complemented by brushed steel handles, polished black granite work surfaces, coloured glass splashbacks and high-end integrated appliances which include an induction hob, combination microwave, fan assisted oven and warming drawer, stainless steel fridge/freezer with water dispenser and ice maker, wine chiller, dishwasher, and coffee machine; comfortable family room on semi open-plan with the kitchen and offering a perfect space for everyday living, with bi-fold doors along the back wall drawing in an abundance of natural light and affording direct access onto a completely private paved patio in the rear garden; smart, fully tiled shower room fitted with Villeroy & Boch white sanitary ware, a wall-hung vanity drawer cabinet, and recessed shower enclosure fitted with fixed and flexible heads to the mains shower; and a convenient shelved utility cupboard housing the laundry appliances, electricity Smart meter, consumer unit, water cylinder, and central heating boiler. A wide carpeted staircase with painted ornate metal spindles ascends from the hall to the first floor landing where there are two generous built-in cloak cupboards, and an attractive family bathroom, fully tiled, and fitted with a modern white 3-piece suite. Also located on this floor are three beautifully presented double bedrooms, all affording ample floor space to accommodate a range of free standing furniture; and a further versatile bedroom, having served many purposes over the years, such as a nursery, hobby room, or home office. Completing the accommodation on the top floor, accessed via a concealed carpeted staircase, is a particularly bright and spacious fully lined and floored attic room offering a far-reaching open view to the rear of the home. Included in the sale are all fitted floor coverings, window dressings, light fittings, integrated appliances in the kitchen, wall mounted TV, entertainment unit, and surround system in the family room. To fully appreciate the charm, character and space which this outstanding home has to offer, interior viewing is essential.

LOCALITY

Belvidere Street is a quiet tree-lined street, with no through traffic, which affords direct access onto the picturesque open spaces of Victoria Park, and located within the bustling and vibrant thoroughfare of Rosemount, which benefits from a wide choice of independent shops serving everyday needs, coffee shops, and bistros. There are also reputable primary and secondary schools within an easy walk of the property, which is ideally located for access to Aberdeen Royal Infirmary and Cornhill Hospital. The amenities within the City Centre are also within a short walk and include HM Theatre, the Central Library, Union Terrace Gardens, bus and train stations.

ENTRANCE VESTIBULE

RECEPTION HALL

LOUNGE 5.54m x 4.57m (18'2" x 15') approx

DINING ROOM 4.62m x 3.58m (15'2" x 11'9") approx

SHOWER ROOM

KITCHEN/DINER 17'9" x 13'10" (5.41m x 4.22m) approx

FAMILY ROOM 5.36m x 5.28m (17'7" x 17'4") approx

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

ATTIC ROOM

5.87m x 3.76m (19'3" x 12'4") approx

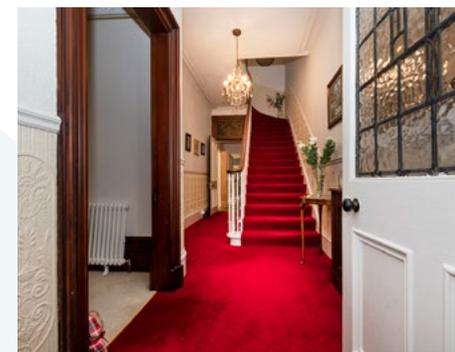
4.52m x 3.43m (14'10" x 11'3") approx

4.11m x 3.45m (13'6" x 11'4") approx

3.12m x 2.13m (10'3" x 7') approx

2.61m x 1.47m (8'7" x 4'10") approx

6.04m x 3.94m (19'10" x 12'11") approx





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OUTSIDE

The front garden is filled with a variety of colourful rose bushes and a paved path provides access to the front door. A small inner paved courtyard accessed via the dining room and kitchen/diner enjoys a particularly sheltered spot, whilst the delightful walled garden at the rear is designed on split level and boasts a sunny, south-west facing aspect. Enjoying a completely private aspect, a secluded paved patio offers an ideal space for outdoor relaxation and the manicured lawn is surrounded by a well stocked border hosting a variety of established conifers, flowering shrubs, and climbers. External lighting is provided by ground level uplighters, solar lights, and a sensor activated security light. Water tap.



DIRECTIONS

From Union Street turn onto Rose Street and travel to the traffic lights. Travel straight across onto Esslemont Avenue and travel to the top, turning left at the traffic lights. Proceed up Rosemount Place then turn fourth right into Belvidere Street where number 29 is located along on the left hand side of the road.

VIEWING

Tel 07702 796823

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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