



## GRANITE MID-TERRACED DWELLINGHOUSE

39 SALISBURY TERRACE  
ABERDEEN, AB10 6QG

ENTRANCE VESTIBULE & HALL  
LOUNGE

DINING KITCHEN

SITTING ROOM

UTILITY ROOM & CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

TWO DOUBLE BEDROOMS

BATHROOM

SECOND FLOOR

TWO DOUBLE BEDROOMS

BATHROOM

GAS CH/DG

GARDENS

SINGLE GARAGE



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



Offers Over

**£495,000**

We are delighted to offer for sale this impressive and substantial, granite mid-terraced dwelling house with garage which is located within a prime residential area, lying to the desirable West End of the City Centre. This charming home oozes character with many of the principal rooms retaining their period features, which include high ceilings with moulded cornicing and detailed plaster work, picture and dado rails, shelved alcoves, double height skirting boards, impressive feature fireplace with open fire to the lounge, and deep bay windows to certain rooms. Offering a spacious level of accommodation spanning three floors with extension at ground floor level, perfect for families, this enviable home enjoys the comforts of a gas central heating system, traditional timber single glazed sash and case windows with timber double glazing to the extension of the home, and built-in wardrobe space to all bedrooms. Tastefully decorated throughout in neutral tones with a combination of practical floor coverings, the home draws in an abundance of natural light and included in the sale are all window dressings and most light fittings, while the appliances may be available by separate negotiation. At ground floor level, the rooms comprise: entrance vestibule with mosaic tiled flooring which opens into the grand reception hall with striking staircase to the upper floors; elegant, formal lounge with deep, bay front facing window; dining kitchen, which is undoubtedly the hub of the home, with access to the extension, and is fitted with a comprehensive range of shaker style cabinets, wooden block work surfaces, and central island with breakfast bar for informal dining; particularly bright and airy sitting room with a glazed peaked roof, and gives direct access to the rear garden; large, useful utility room; and cloakroom fitted with a two piece white suite. On the first floor, there is a spacious master bedroom with generous built-in wardrobe, cupboard and vanity unit space, further spacious double bedroom with a quiet rear aspect, front facing double bedroom currently used as a sitting room, and large, smart family bathroom fitted with white sanitary ware, roll-top bath and double shower enclosure. On the top floor, there are two further double bedrooms and second immaculate bathroom. Outside the gardens are easily maintained and offer a degree of privacy with neat lawns and an array of mature shrubbery within the borders. There is a large single garage accessed from the rear lane.

## LOCALITY

Enjoying a prime West End location in the city, the property is ideally positioned close to Aberdeen's main arterial route, facilitating quick and easy access to the retail parks at Bridge of Dee and areas lying to both the north and south of the city. The City Centre is within walking distance, and a variety of local convenience stores close by serve everyday needs. The area is also well served by a vibrant social scene on Great Western Road and Queen's Road, where there is a wide choice of fashionable hotels, reputable restaurants, wine bars, and coffee shops.



### ENTRANCE VESTIBULE

**2.46m x 2.18m (8'1" x 7'2") approx**

Entered via a solid panelled front door with stained glass side panels and fan light above, the spacious Vestibule features neutral décor with embossed wallpaper to dado height, dado railing, double height skirting boards and ceiling cornicing. Low level cupboard housing the consumer unit and electric meter. Original mosaic tiled flooring. Chandelier light fitting.

### HALLWAY

From the Vestibule, a glass paned interior door with co-ordinating side screen opens into the grand Reception Hall providing access to most of the ground floor rooms through the original wood panelled interior doors and an impressive staircase ascends to the upper levels. The décor is continued into the Hall with red carpeting, with the period features retained. Large under stair storage cupboard. Chandelier light fitting.

### LOUNGE

**4.59m x 4.37m (15'1" x 14'4") approx.**

Most charming Lounge enjoying a large frontal aspect, deep bay window drawing in an abundance of natural light. Boosting many period features, this spacious formal Lounge has a focal point working fireplace with dark wood mantle and tiled hearth. This elegant room with plenty of character is decorated in a neutral tone to compliment the high ceiling with decorative moulded plaster cornicing, ceiling rose with chandelier style light fitting, double height skirting boards and two alcoves either side of the fireplace with wall mounted shelving and a low level cupboard. Bay window dressed with floor length curtains with co-ordinating pelmet. Cream carpeting.

### DINING KITCHEN

**6.8m x 4.98m (22'4" x 16'4") approx**

Undoubtedly the hub of the home, this instantly appealing space on semi-open plan concept to the Sitting Room is ideal for modern family living but also a superb entertaining space for social gatherings. The Kitchen is fitted with a comprehensive range of shaker style, cream matte base and wall cabinets with wooden block work surfaces, central island with contrasting toned cabinets, granite work surfaces, incorporated Belfast sink with chrome mixer tap and breakfast bar for informal dining. Large range oven with 6 burner gas hob, splashback gloss ceramic tiles, and a concealed extractor hood with recessed spotlights. Concealed fridge/freezer. Wall mounted TV. Recessed spotlights. The Dining area provides generous space for a large dining table with chairs. Built-in shelved storage cupboard. Chandelier style light fitting. Neutral décor and solid oak flooring to Dining Kitchen.

### SITTING ROOM

**4.6m x 4.49m (15' x 14'9") approx.**

The Sitting Room is accessed by an Inner Hall or alternatively through double glass paned interior doors

with fan lights from the Kitchen area. This delightful room provides a cosy space for relaxing with a particularly bright and airy ambience with two sky lights and a glazed peaked roof section with full height windows and French doors giving direct access to the Rear Garden. Décor co-ordinating with the window frames. Recessed spotlights and further wall mounted light fittings. Decorative radiator covers. Solid oak flooring.

### UTILITY ROOM

**3.76m x 1.85m (12'4" x 6'1") approx.**

Generously sized, useful Utility Room with a range of cream storage cabinets, laminate work surfaces and stainless steel sink with drainer. Fully equipped with appliances including: Bosch washing machine; Indesit tumble dryer; Hoover fridge/freezer; and Pro-line freezer. Access to Cloakroom. Extractor fan. Solid oak flooring.

### CLOAKROOM

**1.9m x 0.74m (6'3" x 2'5") approx.**

Fitted with a small wash hand basin with white ceramic tiled splashback and w.c. Built-in base and wall cabinets with worktop space. Wall mounted chrome towel rail. Velux window. Tiled flooring.

### FIRST FLOOR

Ascending to first floor level, the impressive sweeping staircase with its wrought iron balustrades and wooden hand rail gives access to the main Bedrooms and Family Bathroom through the original wood panelled interior doors. Pendant light fitting and further wall mounted fitting. The décor and carpeted is continued from the Entrance Hall to the upper floors.

### MASTER BEDROOM

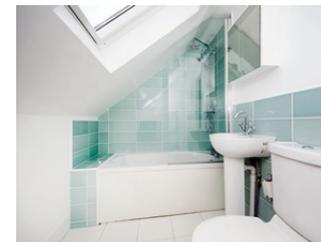
**5.72m x 3.71m (18'9" x 12'2") approx.**

A delightful Master Bedroom with lovely frontal aspect bay window providing views down the street. Retaining many period features to the room including: double height skirting boards; decorative cornicing with picture railing; and ceiling rose with chandelier light fitting. Providing extensive storage facilities, the room is fitted with ample built-in wardrobe space with cupboards and drawers, as well as an incorporated vanity unit. There are floor length curtains to the window with co-ordinating pelmet. Neutral décor and carpeting.

### BEDROOM 2

**4.65m x 4.57m (15'3" x 15') approx.**

A spacious Double Bedroom with a quiet aspect to the rear of the home, this freshly decorated room enjoys the benefit of extensive built-in wardrobe space, further press cupboard and alcove with incorporated shelving and low level storage cupboard. With double height skirting boards and ceiling cornicing, the large window is dressed with floor length curtains on a wrought iron rail. Large light shade fitting.



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### BEDROOM 3

**3.18m x 2.79m (10'5" x 9'2") approx.**

Currently used as a Sitting Room, this front facing Double Bedroom is decorated in grey painted walls, purple carpeting and retains its ceiling corning and double height skirting boards. Built-in shelved storage cupboard. Wall mounted TV. Window fitted with roller blind. Large light shade fitting.

### BATHROOM

**2.54m x 2.26m (8'4" x 7'5") approx.**

Fitted with traditional white sanitary ware comprising: free-standing roll top bath; double, walk-in shower enclosure with waterfall shower, detachable shower head, full wall aqua panels and recessed spotlights; pedestal wash hand basin; and w.c. Chrome towel rail. Rear facing glazed window fitted with a blind. Ceiling corning. Double height skirting boards. Amtico flooring.

### SECOND FLOOR

A further turned staircase with carpet thread, wrought iron balustrades and dark wood mantle ascends to the top floor. Dado railing. Ceiling corning. Hatch to loft space.

### BEDROOM 4

**3.15m x 2.89m (10'4" x 9'6") approx.**

With front facing velux window, this Double Bedroom is currently used as an Office, ideal for home working. Fitted with built-in desk space and extensive cupboard and drawer space, the room is decorated in neutral tones and co-ordinating carpeting.

### BEDROOM 5

**3.15m x 2m (10'4" x 6'7") approx.**

Situated to the rear of the home with views over the garden, this bright Double Bedroom is decorated in neutral tones and co-ordinating carpeting. Benefitting from built-in wardrobe and drawer space with vanity unit below large rear facing window fitted with curtains and pelmet. Ceiling corning. Large light shade fitting.

### BATHROOM

**2.74m x 1.52m (9' x 5') approx.**

Fitted with white sanitary ware comprising: bath with over-head waterfall shower, detachable shower head and glass screen; pedestal wash hand basin with chrome mixer tap and wall mounted mirrored cabinet; and w.c. Splashback ceramic gloss wall tiles to suite and contrasting floor tiles with electric underfloor heating. Chrome upright heated towel rail. Rear facing velux window. Spot lighting on stainless steel track.

### OUTSIDE

The Front Garden provides a degree of privacy with well-maintained hedge. There is a lawn area with chipped stone borders and a paved path leads up to the front door of the home. The neat, walled Rear Garden has been beautifully landscaped with patio areas and lawn area with surrounding borders accommodating an array of mature plants and trees. Outhouse with central heating boiler. External water tap. Rotary dryer. Large Single Garage, 5.49m x 4.49m (18' x 14'9") approx. located to the rear of the garden with access to its up and over vehicular door by rear access lane. With a peaked roof ideal for additional storage, the Garage is fitted with double doors to the garden, two side facing windows, power and light.

### DIRECTIONS

From the west end of Union Street turn left onto Holburn Street. At the traffic lights turn right onto Great Western Road. Travel a good distance along, through another set of traffic lights, where Salisbury Terrace is located on the left with number 39 clearly identifiable on the left hand side of the road by our for sale sign.

### VIEWING

Tel. 07966 060036 or 07999 949069 (Kinghorn).

### 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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