



PERIOD TERRACED DWELLINGHOUSE

41 CARLTON PLACE
ABERDEEN, AB15 4BR

ENTRANCE VESTIBULE
RECEPTION HALL
CLOAKROOM
LOUNGE
DINING ROOM
DINING KITCHEN
UTILITY ROOM
STUDY
3 DOUBLE BEDROOMS
FAMILY BATHROOM
EXTENSIVE ATTIC ROOM
SINGLE GARAGE
GCH/DG/INTRUDER ALARM
GARDENS



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



Offers Over

£529,000

We are pleased to offer for sale this substantial, granite-built, terraced dwellinghouse which boasts an enviable location within a charming, tree-lined street in the heart of the city's prestigious West End. Offering exceptionally proportioned rooms spanning two floors, this enviable home retains original period features which include high ceilings with moulded coving, ornate cornices and ceiling rose, sash-and-case style windows, panelled interiors doors, a sweeping staircase with carved spindle balustrade, and "Aberdeen cupboards" in certain rooms. Benefiting from gas fired central heating, generous storage facilities and a monitored alarm system, most of the contents within the property are available by separate negotiation, and interior viewing is essential to fully appreciate the level of accommodation on offer. The ground floor rooms comprise: bright entrance vestibule and spacious reception hall with cloakroom/toilet; elegant front facing lounge with bay window and central fireplace which provides a pleasing focal point; rear facing formal dining room; well equipped dining kitchen fitted with an array of walnut shaker-style cabinets, an "AGA" dual fuel stove, and integrated appliances; spacious utility room fitted with a comprehensive range of storage cabinets, providing direct access to the rear garden, and also a convenient study, accessed via a concealed staircase. Upstairs there are three very spacious double bedrooms, two of which benefit from large mirror-fronted wardrobes; and a smart family bathroom fitted with modern white sanitary ware including a free-standing bath with claw feet, glazed shower enclosure, and vanity cabinets. In addition, an extensive floored and lined attic room accessed via a ramsay ladder offers potential for further development, subject to obtaining the necessary planning consents. Outside the gardens are established and easily maintained with ample space for outdoor relaxation at the rear on a sheltered paved patio. Residents' permits are available for on-street parking at the front of the property, whilst a lane at the rear provides access to the single car garage.

LOCALITY

Carlton Place is one of Aberdeen's prime residential streets, set in the heart of the West End and conveniently placed within easy reach of many amenities. These include a range of independent shops, fashionable wine bars, cafes, reputable restaurants and hotels, leisure and recreational facilities, public transport, excellent primary and secondary schools, and private educational facilities. The City Centre is within walking distance and excellent road links ensure ease of access to other areas of the City, including the business park at Hill of Rubislaw, Aberdeen Hospitals Complex, and the retail and leisure facilities at Bridge of Dee.



ENTRANCE VESTIBULE

2.69m x 2.44m (8'10" x 8') approx

Spacious entrance to the home accessed via a solid panelled front door with stained glass fanlight and side window. Cupboard housing the electricity meter/fusebox. Intruder alarm control panel. Metal/glass ceiling lantern. Full length curtains fitted to the door, and original floor tiles. Partially glazed door and side screen to hall.

RECEPTION HALL

Carpeted hall with original panelled doors to all rooms on the ground floor, and impressive staircase leading off to the first floor. Metal /glass ceiling lantern.

CLOAKROOM

Fitted with a modern white wc with recessed cistern, housed in a vanity cabinet with co-ordinating units above, and wall mounted wash basin with mixer tap. Sliding door to deep understair storage cupboard. Co-ordinating chrome accessories Extractor fan and flush glass ceiling light. Fitted wall mirror above the wash basin. Laminate floor tiles.

LOUNGE

5.87m x 5.26m (19'3" x 17'3") approx

The elegantly proportioned, front facing lounge boasts a high ceiling with moulded coving, ornate cornice and ceiling rose. A central wooden fireplace with cast iron inset incorporating a fully functional fire provides a pleasing focal point, and there are recessed alcoves at either side. TV aerial point. Large metal candelabra. Venetian blinds and full length curtains fitted to the bay window, and carpeted floor.

DINING ROOM

5.87m x 4.01m (19'3" x 13'2") approx

Overlooking the rear garden, the dimensions of this room afford ample space to accommodate a full dining suite, whilst two Aberdeen cupboards offer shelving facilities. Attractive decor with moulded coving, ornate cornice and antique-style metal light fitting. Venetian blinds and curtains fitted to the bay window.

DINING KITCHEN

3.81m x 3.4m (12'6" x 11'2") approx

Well equipped kitchen fitted with a comprehensive range of walnut, shaker-style cabinets complemented by brushed steel handles, contrasting black gloss work surfaces and splashback tiling. Stainless steel circular sink with mixer tap and circular drainer. The 'AGA' stove with 6-burner gas hob, three electric ovens, grill and overhead extractor canopy will remain, together with the integrated dishwasher and fridge/freezer. Traditional wooden pulley/clothes dryer, and shelved Aberdeen cupboard. Hot water cylinder housed in high level cupboard. Aerial for wall mounted TV. Rear facing window fitted with venetian blind. Ample space for dining table and chairs. Laminate floor tiles. Door to utility room.

UTILITY ROOM

4.77m x 2.36m (15'8" x 7'9") approx

Spacious utility room fitted with the same cabinets, work tops and tiling as in the kitchen comprising base, eye-level, drawer and larder style units with built-in wine rack. Stainless steel sink and drainer with mixer tap, above which is a side facing window. Free standing washing machine and upright refrigerator. Built-in shelved pantry housing upright freezer. Central heating boiler housed within a wall unit. Concealed staircase to study.

STUDY

5.89m x 2.18m (19'4" x 7'2") approx.

A carpeted staircase leads up to a versatile room which would be suitable as a study, hobby room, or teenager's den. TV aerial and telephone points. Velux window and rear facing window fitted with curtain. Carpeted floor.

FIRST FLOOR

A sweeping carpeted staircase with carved spindle balustrade and coloured glass cupola ascends from the hall to the first floor accommodation. Built-in cupboard fitted with storage cabinets and safe (which will remain), providing access via Ramsay ladder to exceptionally spacious, floored and lined attic room with storage facilities and two velux windows. Walk-in shelved cupboard with light. Metal/glass ceiling lantern.



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Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

DOUBLE BEDROOM 1

5.92m x 4.8m (19'5" x 15'9") approx

Superbly appointed, front facing bedroom affording ample space for a full range of free standing furniture. Attractive décor with co-ordinating carpet and curtains fitted to the bay window. Moulded ceiling coving and brass candelabra.

DOUBLE BEDROOM 2

4.8m x 4.06m (15'9" x 13'4") approx

Enjoying a quiet aspect with open aspect to the rear of the home, this bedroom displays co-ordinating wallpaper with borders, carpet, and full length curtains fitted to the window. Mirror-fronted wardrobe with overhead storage cabinets, and shelved Aberdeen cupboard. TV aerial point. Polished chrome triple shade light fitting.

DOUBLE BEDROOM 3

4.09m x 3.58m (13'5" x 11'9") approx

Again rear facing and benefiting from mirror-fronted wardrobes with overhead storage cabinets. TV aerial point. Polished chrome triple light fitting. Full length curtains fitted to the window and carpeted floor.

Family Bathroom

Smart, fully tiled bathroom fitted with modern white sanitary ware, comprising: wc with recessed cistern, and counter-sunk wash basin with mixer tap, both housed in a white vanity cabinet with matching wall cabinet and wall mirror above; free standing bath with claw feet and shower/mixer tap; and glazed corner shower enclosure fitted with wet-wall panelling, electric shower, and curved sliding doors. Fitted linen/toiletry cabinet, shaver socket, and chrome towel rail. Tall chrome ladder-style radiator. Front facing window with deep display sill. Recessed downlighters. Laminate wood flooring.

OUTSIDE

The front garden is stocked with a variety of colourful shrubs, enclosed by metal railings and a gate, with a paved path leading to the front door. The rear garden is fully enclosed and enjoys a private and sunny aspect where a large paved patio offers an ideal space for outdoor relaxation, and the tidy lawn is bordered by a variety of established flowering shrubs. Side access into the SINGLE GARAGE which has an up-and-over front door, power and light, and wooden gate onto the rear lane. Outside light and water tap.

DIRECTIONS

From the west end of Union Street proceed onto Albyn Place and to the Queen's Cross roundabout. Take the third exit off the roundabout onto Fountainhall Road, then turn third left into Carlton Place where number 41 is located along on the left hand side of the road.

VIEWING

Contact Selling Agents

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.

