



SPLENDID “B” LISTED TOWNHOUSE

5 FERRYHILL PLACE
ABERDEEN, AB11 7SE

VESTIBULE
RECEPTION HALL
LOUNGE
KITCHEN/DINER
CLOAKROOM
SITTING ROOM/STUDY
MASTER BEDROOM/EN-SUITE
5 FURTHER DOUBLE BEDROOMS
TWO BATHROOMS
BOILER ROOM
BASEMENT
GAS CENTRAL HEATING
SASH-AND-CASE WINDOWS
GARDENS
PERMIT PARKING



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Offers Over

£610,000

We have pleasure in offering for sale this splendid, six bedroom, “B” listed townhouse which forms part of a grand terrace of superior, granite-built residences located within a picturesque, tree-lined street in the heart of the highly desirable Ferryhill area of the City. Offering an exceptional level of tastefully presented accommodation spanning three floors, this handsome family home was built circa 1865 and retains many of the original period characteristics which include high ceilings with moulded plaster coving, intricate cornicing, picture rails, ceiling roses, double height skirting boards, and functional window shutters in many of the rooms. The tall sash-and-case style windows allow natural light to flood the rooms and create a light and airy ambience throughout, whilst the impressive turned staircase with ornate spindles and half-landing window draws additional light into the stairwell and landings. Viewers will immediately be attracted when the front door opens and the bright vestibule draws you into the inviting reception hall which is floored in solid oak and benefits from a shelved shoe cupboard. Whilst the elegant, front facing lounge boasts spacious proportions, a gas fired stove within a cast iron fireplace, arched alcoves, and a pleasant leafy outlook all contribute towards a cosy and relaxing atmosphere. Undoubtedly the “hub” of the home, the fabulous kitchen/diner provides access to the rear garden and is equipped with a range of quality maple cabinets, dressers with open display shelving, and free standing appliances, with space for dining at a central island, or formal table and chairs. An eye-catching feature of this room is the exposed granite recess with decorative overmantle which houses the combination dual fuel cooking range. From the kitchen an inner hall provides access to a convenient cloakroom/toilet, and versatile sitting room with dual aspect windows overlooking the rear garden. This room could also be used as a home office, or alternatively as guest accommodation. At first floor level the sumptuous master bedroom affords generous floor space to accommodate a wide range of free standing furniture and enjoys the luxury of an en-suite shower room fitted with white sanitary ware. There are two further good sized double bedrooms on this level, and a most attractive bathroom fitted with white 3-piece suite and recessed shower enclosure. Completing the accommodation on the top floor are three further double sized bedrooms, a second bathroom fitted with white suite; and a store room which is useful for airing/storing linen. Outside the established gardens are stocked with an abundant variety of colourful flowering trees, shrubs and plants whilst the rear garden in particular offers a private and secluded space for outdoor relaxation and alfresco dining. Included in the sale are all fitted floor coverings, windows dressings, light fittings, appliances and white goods, and interior viewing of this high calibre home is essential to fully appreciate the charming location and extent of accommodation on offer.

LOCALITY

Ferryhill Place lies within a conservation area and is a much sought after residential area of Aberdeen, with a strong community spirit and located only a few minutes’ walk from all the amenities within the City Centre. The Mall at Union Square which boasts a wide choice of retail outlets, restaurants, and a multi-plex cinema is within walking distance, as are the City’s bus and railway stations. Ferryhill is served by a reputable primary school which is a short walk from the property, a nearby community centre, a variety of independent local shops serving everyday needs, established hotels with popular restaurants, and a public transport service. Duthie Park with its acclaimed Winter Gardens, and the swing park, tennis courts and putting green at Albury Park, are all within a short walk of the property, as are pleasant walks along the banks of the River Dee.



ENTRANCE VESTIBULE & RECEPTION HALL

LOUNGE

7.06m x 5.33m (23'2" x 17'6") approx

KITCHEN/DINER

7.06m x 4.57 (23'2" x 15') approx

CLOAKROOM

2.6m x 0.9m (8'6" x 3') approx

SITTING ROOM/STUDY

5.23m x 4.11m (17'2" x 13'6") approx

FIRST FLOOR:

MASTER BEDROOM/EN-SUITE

5.33m x 5.18m (17'6" x 17') approx

DOUBLE BEDROOM 2

5.18m x 3.28m (17' x 10'9") approx

DOUBLE BEDROOM 3

FAMILY BATHROOM

3.89m x 2.74m (12'9" x 9") approx

3.2m x 2.35m (10'6" x 7'8") approx

TOP FLOOR:

DOUBLE BEDROOM 4

4.57m x 4.21m (15' x 13'10") approx

DOUBLE BEDROOM 5

4.57m x 4.21m (15' x 13'10") approx

DOUBLE BEDROOM 6

3.88m x 2.87 (12'9" x 9'5") approx

BATHROOM

2.45m x 1.9m (8' x 6'3") approx



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STORE

With fitted shelving and housing the central heating boiler and water cylinder, this room is convenient for airing/storing linen. Vinyl flooring.

BASEMENT

Accessed via a door in the kitchen, this convenient space houses the white goods, has fitted shelving, and a door opening into a sizeable under-house storage area which is believed to have potential for development.

OUTSIDE

The front garden is enclosed by a dwarf granite wall and neat hedge, with a paved path leading to the front door. The garden area hosts a variety of mature flowering shrubs and offers a welcome splash of year-round colour. The walled south facing garden at the rear enjoys a particularly private and sunny aspect. The neatly manicured lawn is edged by deep borders with established lilac bushes, sibirica iris plants, and a fruit bearing fig tree just a few of the plants which are bursting with colour. A sheltered courtyard located outside the kitchen, and a paved patio offer sheltered spaces for outdoor relaxation, and double wooden gates open onto a pedestrian lane at the rear. Wooden potting shed and water tap.

DIRECTIONS

From Union Street turn onto Crown Street and travel to the end. Turn right at the traffic lights onto Ferryhill Road turning left at the top of the road onto Ferryhill Place. Number 5 is located near the end on the right hand side of the road.

VIEWING

Tel 07807 617126 or 01224 210238

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.

