



## FABULOUS DETACHED DWELLINGHOUSE

6 GLADSTONE PLACE  
ABERDEEN, AB10 6XA

VESTIBULE  
HALL  
CLOAKROOM  
LOUNGE  
FAMILY ROOM  
DINING ROOM  
KITCHEN  
UTILITY ROOM  
MEZZANINE FLOOR  
STUDY  
BATHROOM  
FIRST FLOOR  
MASTER BEDROOM  
EN SUITE SHOWER ROOM  
DOUBLE BEDROOM  
SINGLE BEDROOM  
TOP FLOOR  
3 FURTHER BEDROOMS  
ENCLOSED REAR GARDEN  
GARAGE  
GAS C.H. & D.G



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



Offers Over

**£530,000**

Enjoying a superb South facing location within a popular street in the Prestigious West End of Aberdeen we are delighted to offer for sale this exceptionally spacious six bedroom with separate study Traditional Granite Terraced Dwellinghouse which is conveniently situated within easy walking distance of the city centre. This exceptional property has been tastefully presented throughout and retains many period features including mosaic tiled flooring in the vestibule, large bay windows in the lounge and master bedroom, ornate ceiling cornicing, high natural wood skirtings, and attractive fireplaces in many rooms, whilst also benefiting from the comfort of modern gas fired central heating and full double glazing. Of further note is the large, fully enclosed rear garden which has been attractively landscaped together with the large single garage, accessed from the rear lane with a door leading into the garage, which is fully lined and insulated with internet connectivity from the house, and a large storage shed.

Instantly appealing the entrance vestibule is accessed by a solid wood door with attractive stained glass side panels and features the original mosaic tiled flooring. A further partially glazed door leads through to the spacious and welcoming entrance hallway which has been finished with natural wood flooring. Leading from the hallway and enjoying a sunny South facing aspect to the front of the property by way of a large bay window the bright and airy lounge has been finished in neutral tones and has as its focal point a lovely granite fireplace with carved wooden mantel. Enjoying a pleasant aspect over the rear garden the good sized family room has also been finished in neutral tones and has a feature marble fireplace with carved wooden mantel. The formal dining room provides ample space for a large dining table and chairs and has been finished with a wood panelled ceiling and a hole in the wall fireplace. Leading from the dining room the good sized, bright and airy kitchen has been fully fitted with a range of modern white gloss base and wall mounted cabinets together with a range of quality Nef integrated appliances including a stainless steel double oven, microwave, electric hob and extractor hood and dishwasher. A breakfast bar at the end of the kitchen provides ample space for day to day dining and enjoys views over the private rear garden. Completing the accommodation on the ground floor is a good sized utility room and cloakroom.

A carpeted staircase with carved wooden banister leads to the mezzanine level where there is a good sized bedroom/study overlooking the rear garden together with the stylish family bathroom finished with wood panelling to dado level has been fitted with a three piece white suite comprising of W.C., Wash hand basin and a free standing Cast Iron Bath, with claw feet and a central mixer tap/shower attachment. On the first floor the exceptionally spacious and bright master bedroom enjoys a south facing aspect by way of a large bay window. This room also benefits from large fitted wardrobes which span one wall and have additional overhead storage above, and a freshly presented en suite shower room. There are a further double bedroom and generously proportioned single bedroom on this floor. A carpeted staircase leads to the top floor where three further double bedrooms all fitted with built in storage cupboards and velux windows complete the accommodation.

## LOCALITY

Gladstone Place is a popular West End street, ideally situated for the local businesses and the main ring road route in and out of Aberdeen. There are a variety of independent local shops and restaurants, with well respected primary and secondary schooling available nearby from both public and private schools. Regular public transport is readily available to all areas of the City.

### Vestibule

### Hall

### Cloakroom

### Lounge

### Family Room

### Dining Room

### Kitchen

### Utility Room

### Mezzanine Floor

### Bedroom 7/Study

### Bathroom

### First Floor

### Master Bedroom

### En Suite Shower room

### Double Bedroom 2

### Single Bedroom 3

### Top Floor

### Double Bedroom 4

### Double Bedroom 5

### Double Bedroom 6

	2.00m x 0.81m (6`7" x 2`8") approx
	5.38m x 4.87m (17`8" x 16`0") approx
	4.87m x 4.39m (16`0" x 14`5") approx
	3.81m x 3.75m (12`6" x 12`4") approx
	7.15m x 4.01m (23`5" x 13`2") approx. longest and widest
	3.53m x 1.75m (11`7" x 5`9") approx
	2.79m x 2.05m (9`2" x 6`9") approx
	4.57m x 1.60m (15`0" x 5`3") approx
	5.35m x 3.78m (17`7" x 12`5") approx
	1.67m x 1.37m (5`6" x 4`6") approx
	4.39m x 4.03m (14`5" x 13`3") approx
	4.31m x 2.05m (14`2" x 6`9") approx
	3.75m x 2.79m (12`4" x 9`2") approx
	3.78m x 3.50m (12`5" x 11`6") approx
	3.78m x 3.12m (12`5" x 10`3) approx





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& COMPANY**  
Solicitors & Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)

## OUTSIDE

The garden to the front of the property is enclosed by low ornamental hedging and has been planted with a range of mature shrubs and plants providing lovely seasonal colour. The fully enclosed garden to the rear has been attractively landscaped with a central area of lawn bounded by mature, well stocked flower and shrub borders together with two large paved patio areas. Wood store. Outside water tap. A gate leads from the garden to the rear lane. Large Single Garage fitted with folding wooden doors, power and light. Large storage shed.

## DIRECTIONS

From the west end of Union Street, continue onto Albyn Place and at the Queens Cross roundabout, take the first exit to St Swithin Street. Gladstone Place is the second road on the right and the property is located a short distance on the right hand side.

## VIEWING

By contacting 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)