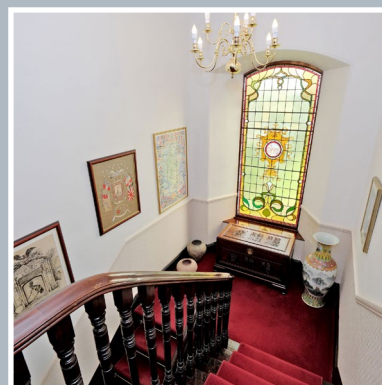
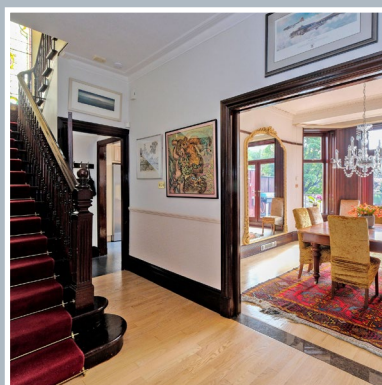




51 Albury Road

Ferryhill, Aberdeen AB11 6TN



mackinnons
solicitors



Ground Floor

A wide panelled door with stained glass panels opens into the well proportioned entrance vestibule. A striking wide panelled solid wood door with central stained glass panel and surround leads into the warm and welcoming reception hall. Fitted with Canadian oak flooring, an impressive solid wood staircase ascends to the upper living accommodation.

The formal lounge lies partially on open plan to the reception hall. A spacious and inviting living area overlooking the front garden via a striking bay window, central to the room is the polished stone fireplace with decorative design.

The bright dining kitchen enjoys far reaching views over the rear garden. Fitted with a bespoke range of base, wall and display cabinetry and a range of quality appliances, a fitted granite table with seating provides views over the attractive Albury Community grounds.

The elegant dining room is a fabulous setting for family gatherings, formal dining and entertainment. Central to the dining room is a striking fireplace, while a large bay window area with French doors provides access to the decked balcony.

Lower Ground Floor

Descending the carpeted staircase there is first the office/workshop/storage accommodation. The main living accommodation is an impressive and versatile living space, and would lend itself well to multi-generational living if so required.

We are delighted to offer for sale this stunning four bedroom detached family dwelling house spanning four floors, located along an attractive tree lined street in the sought after area of Ferryhill in Aberdeen city.

A truly unique home with spacious and versatile living accommodation, the property perfectly combines modern styles with traditional features, including sash and case windows, deep skirtings, picture rails, decorative plasterwork and stained glass windows.





Central to the lower floor is the extensive family room, which lies partially on open plan to the conservatory and study. The lower ground also boasts access to a utility room, WC and pine lined sauna with fully tiled shower cubicle.

First Floor

The principal bedroom is a peaceful and elegant room of generous proportions, while also boasting a striking and spacious en suite shower room. Double bedrooms two and three enjoy views over the rear garden and include fitted storage facilities. Completing the first floor is the bespoke family bathroom.

Second Floor

A wooden staircase with alternating tread leads up to the second floor landing, where double bedroom four and the shower room are located.



Outside

The property is situated within generous and well maintained garden grounds. To the front, low retaining walls with mature beech hedging provide a good degree of privacy. The front garden is partially laid to lawn, with a cobbled driveway providing off street parking. A cobbled pathway allows access to the entrance door, while paved pathways to either side of the property allow access to the rear garden. Bordered by high stone built walls which are lined with decorative borders, a paved pathway surrounds a central lawn. A timber shed provides storage for outdoor and gardening equipment.

A separate garage with electric up and over door is accessible from Bon Accord Street by car and may be available by separate negotiation



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Versatile Accommodation

- Four Bedrooms
- Six Public Rooms
- Sauna
- Central Vacuum System
- Off Street Parking

Terms

Council Tax
Band G

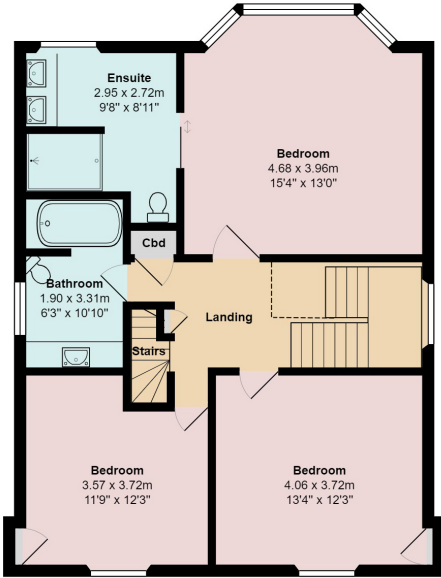
EPC
Band D

Entry
By Arrangement

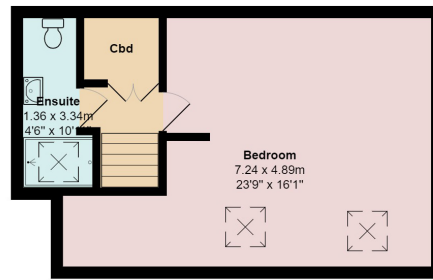
Viewing
Contact Solicitors
01224 868687

OUR services

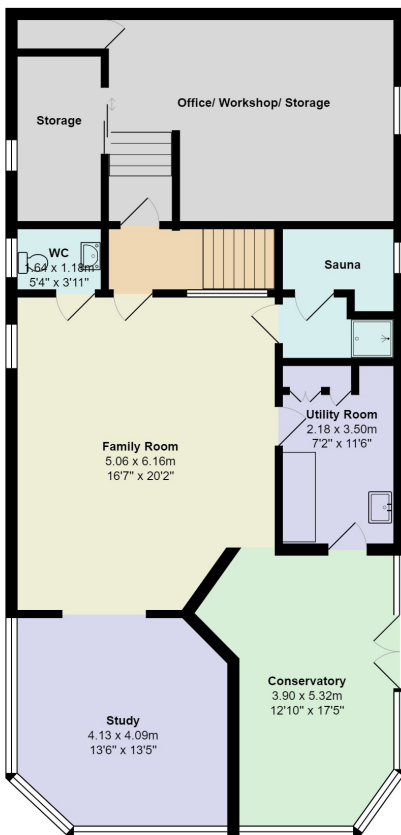
- Sales
- Purchases
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- Insolvency
- Shipping
- Marine



First Floor



Second Floor



Lower Ground Floor



Ground Floor

These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



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