

# 13 King's Gate

ABERDEEN, AB15 4EL



WITH A GORGEOUS PRIVATE GARDEN  
AND OFF-ROAD PARKING



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Livet House is a historic granite semi-detached townhouse designed by George Coutts (circa 1894); it has been converted into just two properties. Over two considerable floors and with a gorgeous private garden and off-road parking, this late Victorian period property is the perfect blend of traditional with a modern twist: period features include high ceilings, original oversized timber doors, wood panelling, picture rails, ceiling rose, cornice work, deep skirting and two fireplaces with open fires.

Storm-style doors open into the vestibule with sole and exclusive access to the property. Entering the hallway with oak panelling to picture rail height and a tiled floor is an imposing welcome. On your right is an elegant drawing room with a large front-facing window and an open fireplace. Next is a formal dining room with elevated views over the secluded rear garden. The principal bedroom comprises a double bedroom with a dressing room and an en-suite shower room. There is practical secondary external access with a side-facing front door. A family bathroom completes the ground floor with a shower over the bath plus a backup shower.

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**Drawing Room**





**Dining Room**





**Principal Bedroom**





Dressing Room

En-Suite





**Bathroom**



The lower level forms a more contemporary living space than the ground floor. A carpeted staircase passes a leaded glass window. Central to the home is the superb dining kitchen. This area floods with natural light, with patio doors opening onto a stone patio and a magnificent mature garden. The kitchen has an extensive range of base, drawer and wall cabinets complemented by polished granite work surfaces. A central island provides a casual eating space. There are two sinks. Appliances include a Cannon range cooker with six burner gas hob, a Neff integrated and concealed dishwasher, and a side-by-side fridge-freezer plumbed for filtered water. An open arch provides a valuable walk-in pantry with floor-to-ceiling larder-style units and base and drawer units.





**Pantry**



**Bedroom 2**





**Bedroom 3**





**Bedroom 4**



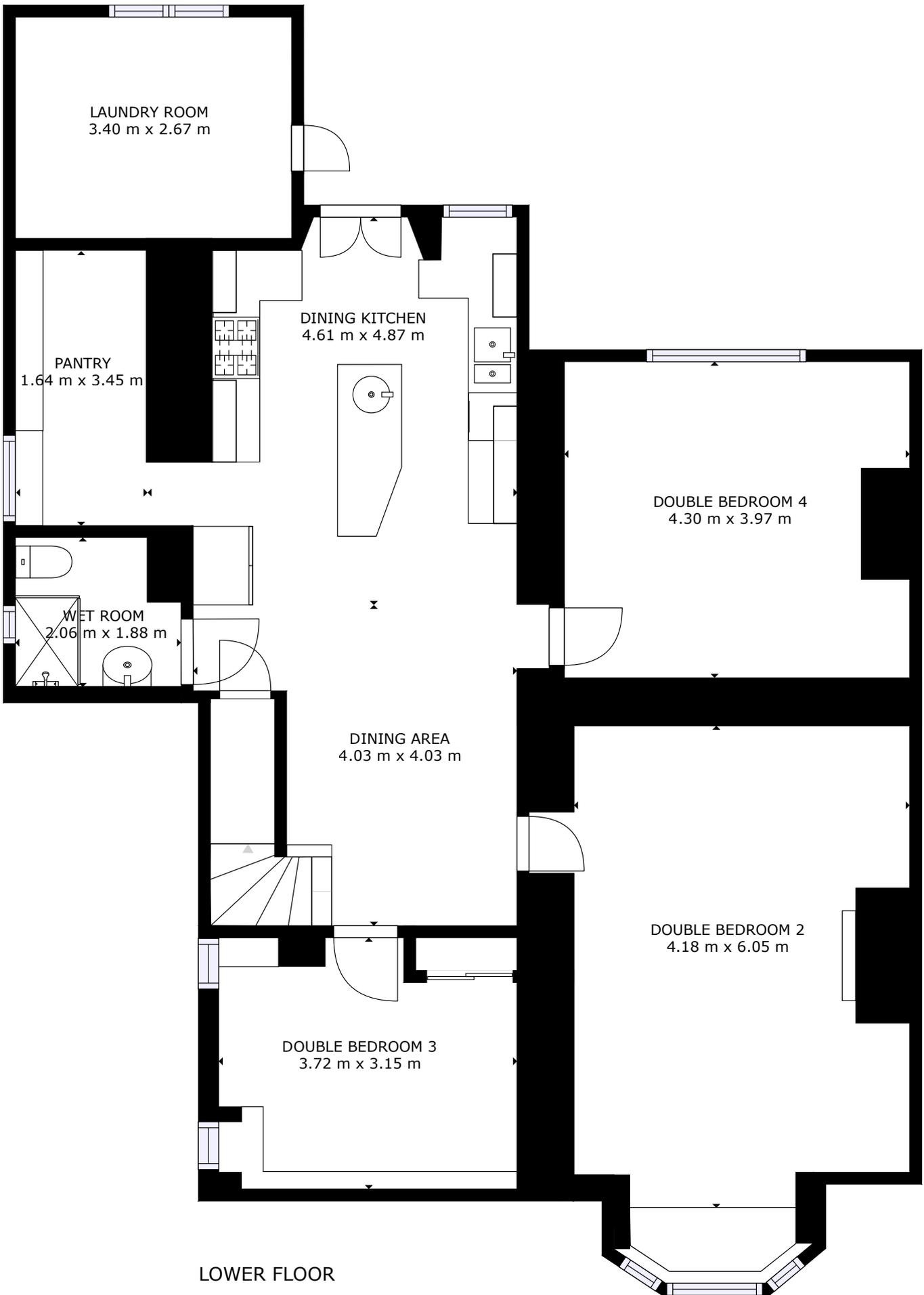


**Wet Room**

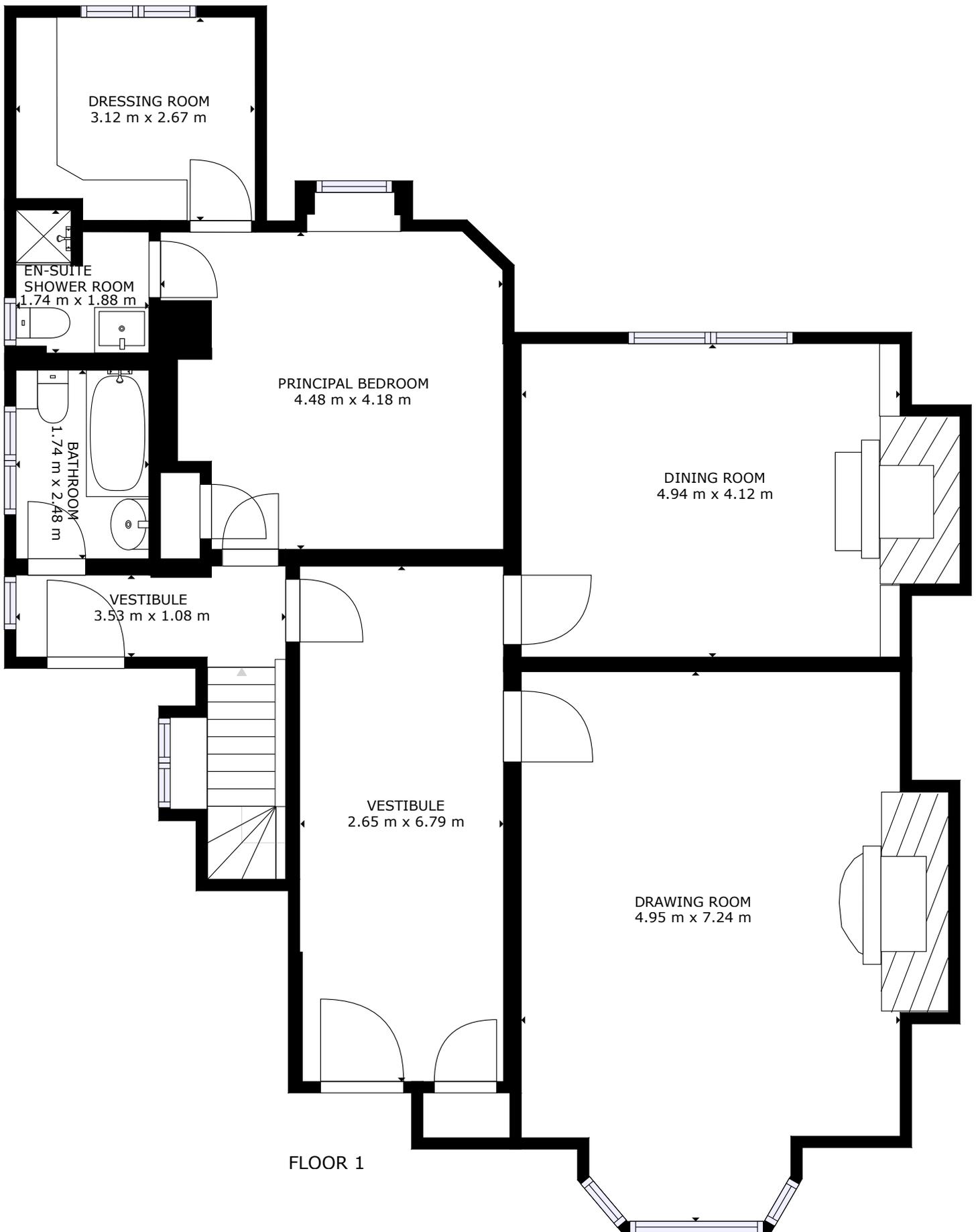


The former Scullery is adjacent to the ground floor and is an excellent laundry room plumbed for an automatic washing machine and vented for a tumble dryer. The house benefits from 1 GB Fibre distributed throughout, providing high-speed internet access across all rooms.





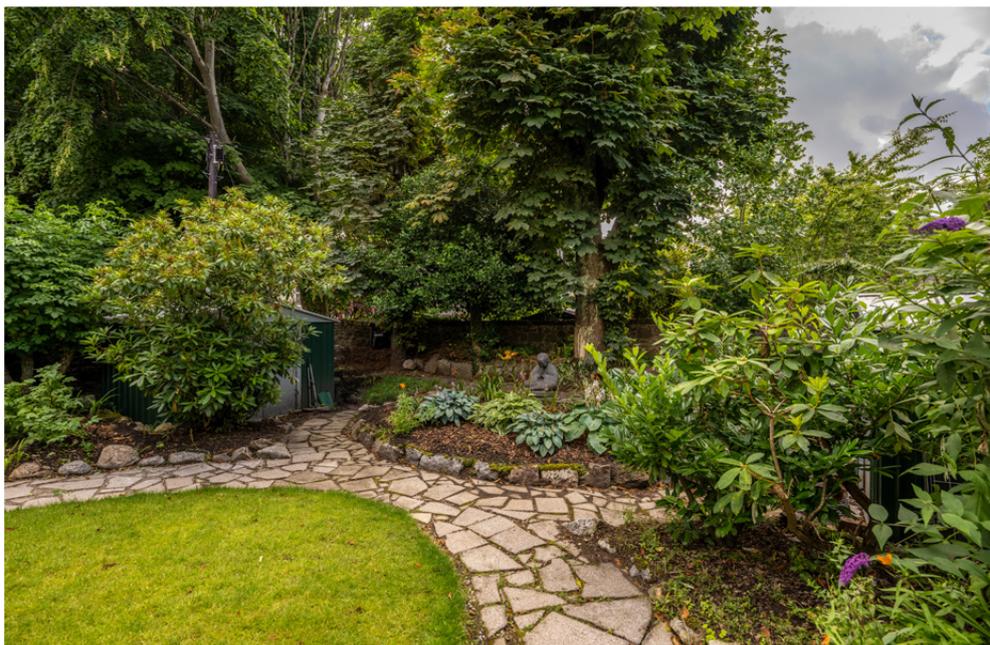
LOWER FLOOR



Gross internal floor area (m<sup>2</sup>): 231m<sup>2</sup>

EPC Rating: C

Externally 13 King's Gate has exclusive ownership of a large, private, south-facing, enclosed and sheltered rear garden bound by stone walls creating a very safe space for pets or children. Additional access is provided at the side of the property. This wonderfully peaceful area is an oasis in the city with a centrepiece circular lawn. There are landscaped borders, flower beds and pathways. The front of the property has off-road parking for three cars.

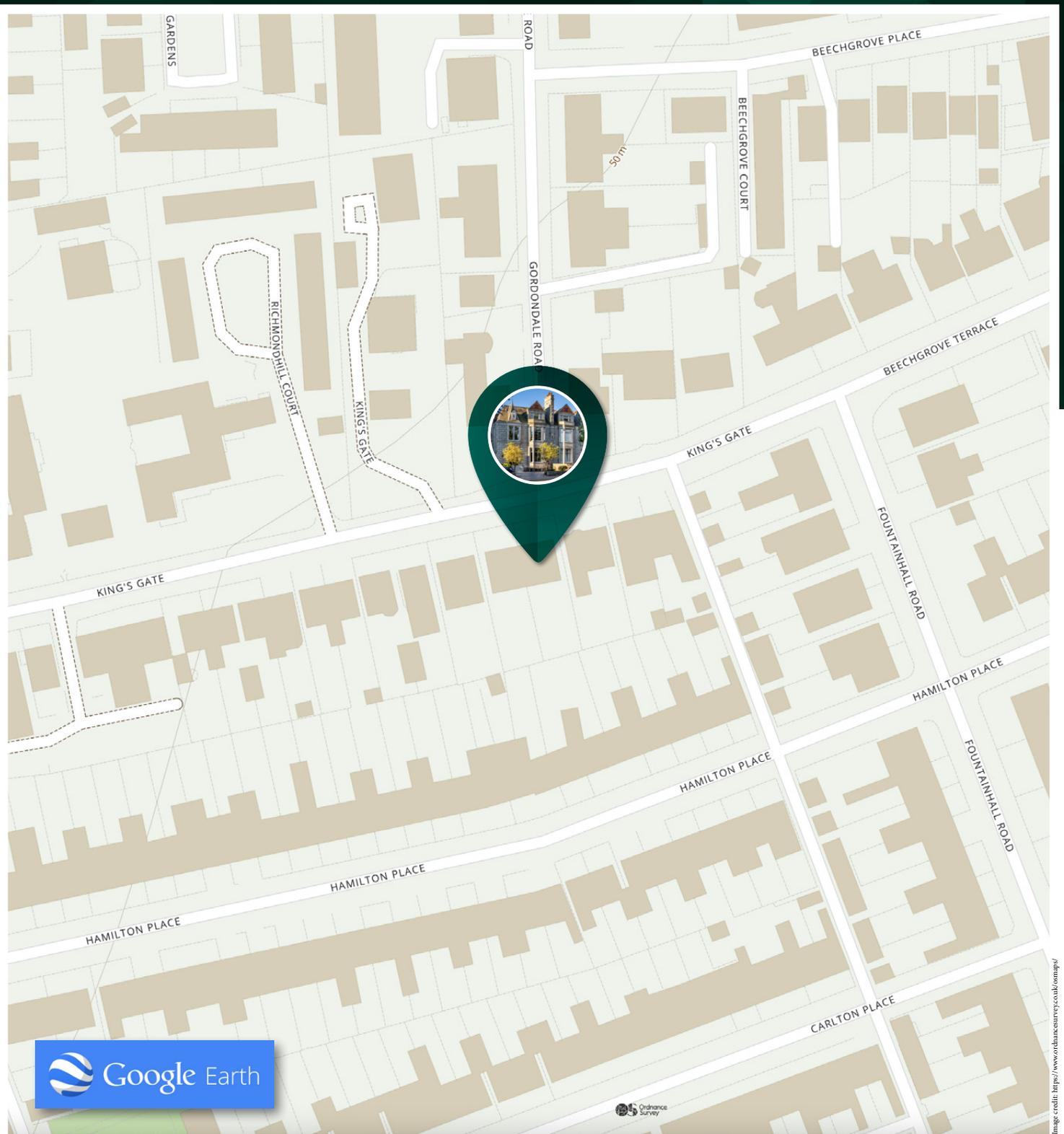






King's Gate is near many amenities, including shopping malls and boutiques, theatres and cinemas, parks and gardens, leisure and recreational facilities, fine dining and nightlife. The highly respected private schools of Albyn, St Margaret's, and Robert Gordon's College lie close by, while the International School is at Pitfodels, approximately 15 minutes drive away. Within the surrounding environs are Ashley Road Primary School and Aberdeen Grammar School. With regular public transport to many parts of the city and surrounding areas, King's Gate benefits from proximity to Anderson Drive, one of the main arterial routes for commutes to the north and south of the city. Given its position in the west end, the property is also easily accessible to the Donside and Deeside routes, along which are plentiful activities for the outdoor enthusiast.

## The Location



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