

# 41 Carlton Place

ABERDEEN, ABERDEENSHIRE, AB15 4BR



*Desirable West End location, close to all amenities and highly regarded education facilities*



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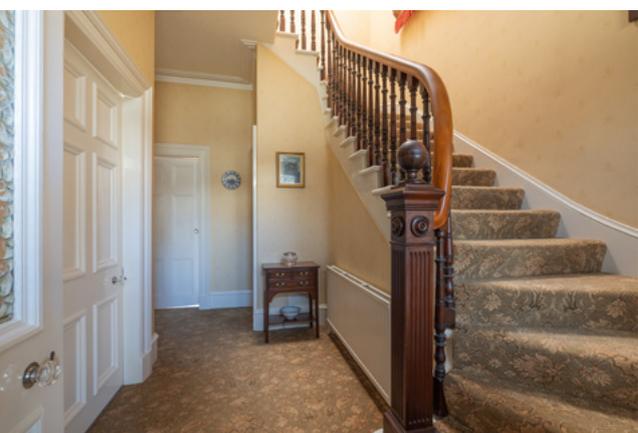


McEwan Fraser Legal is delighted to offer for sale this fantastic granite-built, 4 bedroom terraced property, located in a most desirable location in the heart of the city's prestigious West End.

The spacious versatile living accommodation spanning two floors has been maintained by the current owners to a very high standard, whilst retaining many original period features which include high ceilings with coving, ornate cornices and ceiling rose, sash-and-case style windows, panelled interiors doors, a sweeping staircase with carved spindle balustrade.

The property further benefits from gas fired central heating, generous storage facilities and a monitored alarm system. Early viewing is highly recommended to fully appreciate all that is on offer.

## THE ENTRANCE



Entrance to the home is accessed via a solid panelled front door with a stained glass fanlight and side window. Cupboard housing the electricity meter and fuse box and 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 the hall.

# THE LOUNGE



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. Venetian blinds and full-length curtains fitted to the bay window and carpeted floor.

# THE DINING ROOM

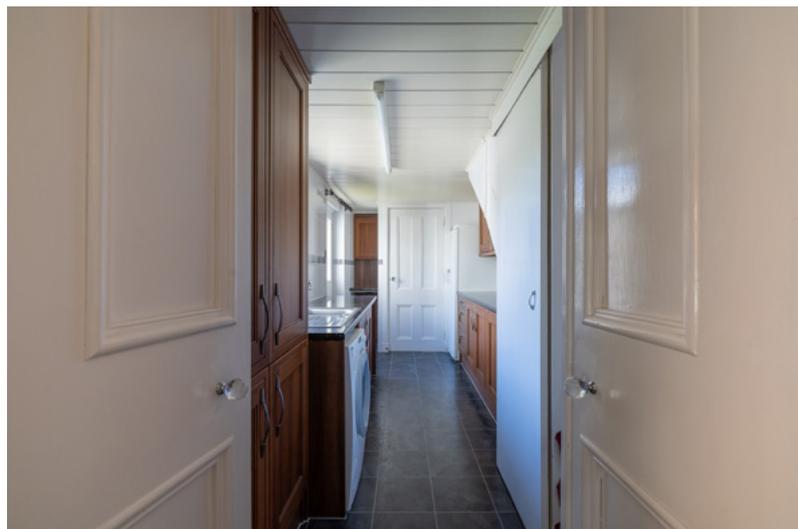


Overlooking the rear garden is the dining room, the dimensions of this room afford ample space to accommodate a full dining suite, Attractive decor with moulded coving, ornate cornice and antique-style metal light fitting, Venetian blinds and curtains fitted to the bay window.



The well-equipped dining kitchen is fitted with a comprehensive range of walnut, shaker-style cabinets complimented 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. Rear-facing window fitted with Venetian blind with ample space for dining table and chairs, with access to the utility room.

# THE KITCHEN



# THE UTILITY



The spacious utility room is fitted with the same cabinets, worktops and tiling as in the kitchen comprising base and larder style units with built-in wine rack. Stainless steel sink and drainer with mixer tap, with a side facing window. Freestanding washing machine and freezer. Built-in shelved pantry housing upright freezer. Central heating boiler housed within a wall unit. Concealed staircase to study/bedroom 4.

A carpeted staircase leads up to a versatile room that would be suitable as a study, hobby room, or teenager's den. Velux window and rear-facing window fitted with curtain.

# THE STUDY/BEDROOM 4



The cloakroom is fitted with a modern white WC with recessed cistern, housed in a vanity cabinet with coordinating units above, and wall mounted wash basin with mixer tap. Laminate floor tiles.

# THE CLOAKROOM





A sweeping carpeted staircase with a carved spindle balustrade and coloured glass cupola ascends from the hall to the first-floor accommodation.



A built-in cupboard is fitted with storage cabinets and safe (which will remain), providing access via Ramsay ladder to an exceptionally spacious, floored and lined attic room with storage facilities and two Velux windows. Walk-in shelved cupboard with light. Metal/glass ceiling lantern.

Bedroom 1 is a spaciouly appointed front-facing double 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.

# BEDROOM 1



# BEDROOM 2



Bedroom 2 enjoys a quiet aspect with an 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.



# BEDROOM 3



Bedroom 3 is again rear-facing and benefiting from mirror-fronted wardrobes with overhead storage cabinets. Polished chrome triple light fitting. Full-length curtains fitted to the window and carpeted floor.

# THE BATHROOM



The smart, fully tiled bathroom fitted with modern white sanitary ware, consists of a 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; freestanding bath with claw feet and shower/mixer tap; and glazed corner shower enclosure fitted with wet-wall panelling, electric shower, and curved sliding doors.



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 a wooden gate onto the rear lane.

The rear gardens are established and easily maintained with ample space for outdoor relaxation on a sheltered paved patio. There is also an outside light and water tap. 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.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

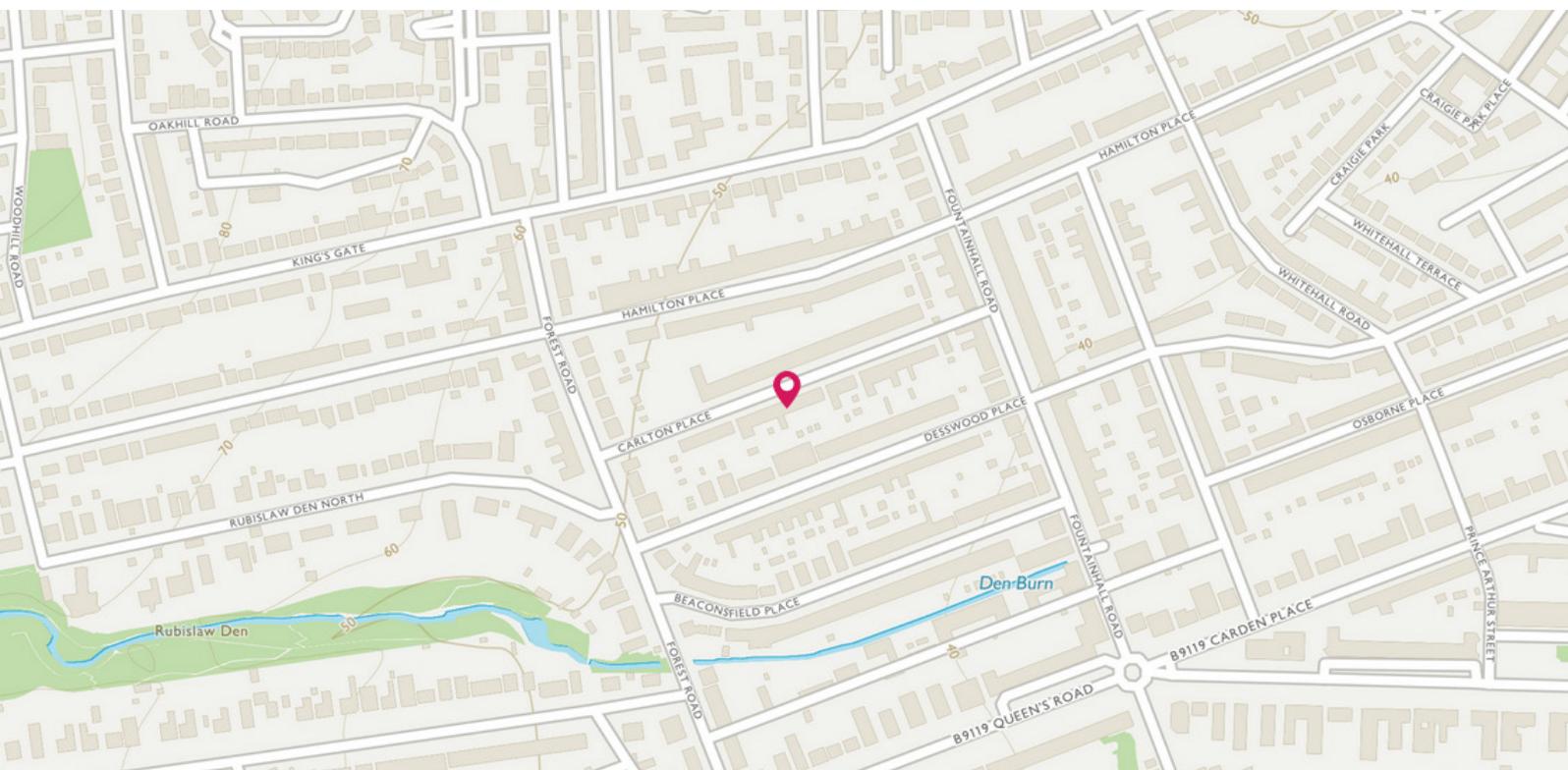
Ground Floor	
Lounge	5.20m (17'1") x 4.80m (15'9")
Dining Room	5.40m (17'9") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 3.40m (11'2")
Utility	6.00m (19'8") x 2.20m (7'3")
WC	1.70m (5'7") x 1.00m (3'3")

First Floor	
Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Bedroom 3	5.00m (16'5") x 4.70m (15'5")
Bedroom 4	5.80m (19'1") x 2.20m (7'3")
Bathroom	2.90m (9'6") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 189m<sup>2</sup>

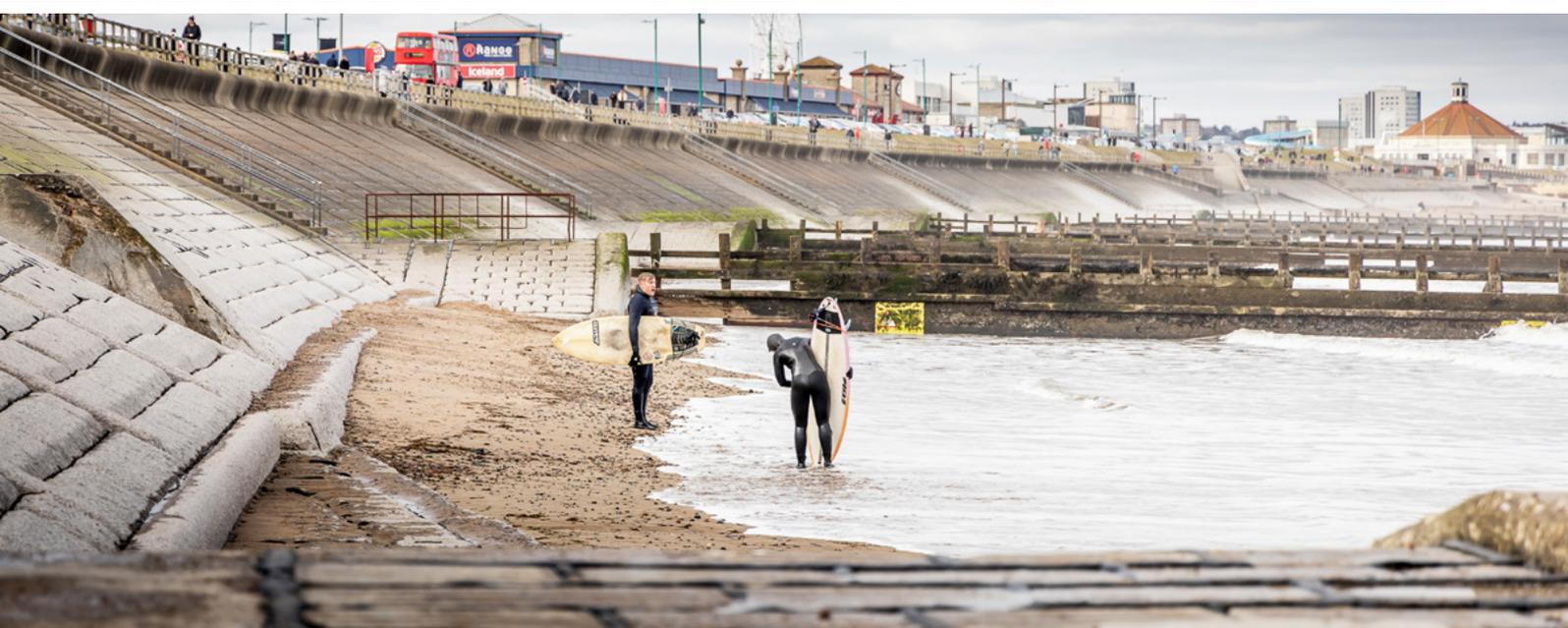
EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. All other soft furnishings are by separate negotiation.



# THE LOCATION

This amazing property is situated in a most desirable location in Aberdeen's West End, This picturesque tree-lined street with its variety of magnificent Victorian built properties and prestigious residential area is a must view. 41 Carlton Place is a traditional mid terrace property in a fantastic catchment area for some exceptional and highly regarded primary and secondary schools and within the vicinity of an excellent range of private schools colleges and the university's that Aberdeen has to offer.





Locally there are good public transport facilities and a range of local amenities, Hotels and restaurants. The property is also ideally suited for the main Aberdeen ring road which provides commuting to both the north and the south of the city including most business parks, Aberdeen Hospitals Complex, and the retail and leisure facilities at Bridge of Dee.

The city centre is within walking distance and provides all that one would expect from modern-day living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast, The city offers excellent bus and rail service with national and international flights being provided from Dyce Air-port approximately 5 miles to the north.



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