

6 Edgehill Terrace

ABERDEEN, AB15 5HA



McEwan Fraser Legal is delighted to offer for sale this detached, traditional 5-bedroom Granite Stone property. Set on a peaceful residential tree-lined street in the prestigious West End area of Aberdeen.

The property has been extended, modernised and upgraded to an impeccable standard, with the use of professional workmanship evident at every turn, offering superb, generous proportions, and a unique blend of period character and modern family living. This home offers versatile living accommodation over two levels and is currently configured as four bedrooms, a dedicated games room with a pool table, and three living areas.

The property further benefits from immaculate neutral décor, full double glazing, and gas central heating. Viewing is an absolute must to appreciate the location and impeccable standard of this property. It would suit the young family with room to grow, and with its versatile living accommodation would suit the extended family.





The accommodation comprises an elegant vestibule leading into a bright, spacious hallway with high ceilings and decorative cornicing. A spacious front-facing lounge features a traditional bay window, ornate fireplace with surround, and elegant décor.

The formal dining room is again at the front of the property with open access to the kitchen. A large bay window floods this room with natural light.





The spacious kitchen is fitted with dual aspect windows, with multiple wall and base-mounted units, ample worktops, and a mixture of integrated and standalone appliances. The laundry/utility room is fitted with ample wall and base units with a contrasting worktop, a sink, a washing machine, and a dryer. To the rear of the property is a beautiful family room offering versatile space, with open access to the kitchen, perfect for family meals or casual evenings, with French doors leading to the garden.







There are two bedrooms on the ground floor. The first is a large double bedroom with rear garden views and built-in storage. The second is a good-sized single and would make a perfect home office, gym, or playroom.

A recently upgraded shower room with underfloor heating, wet wall, and a large modern towel ladder completes the ground floor.





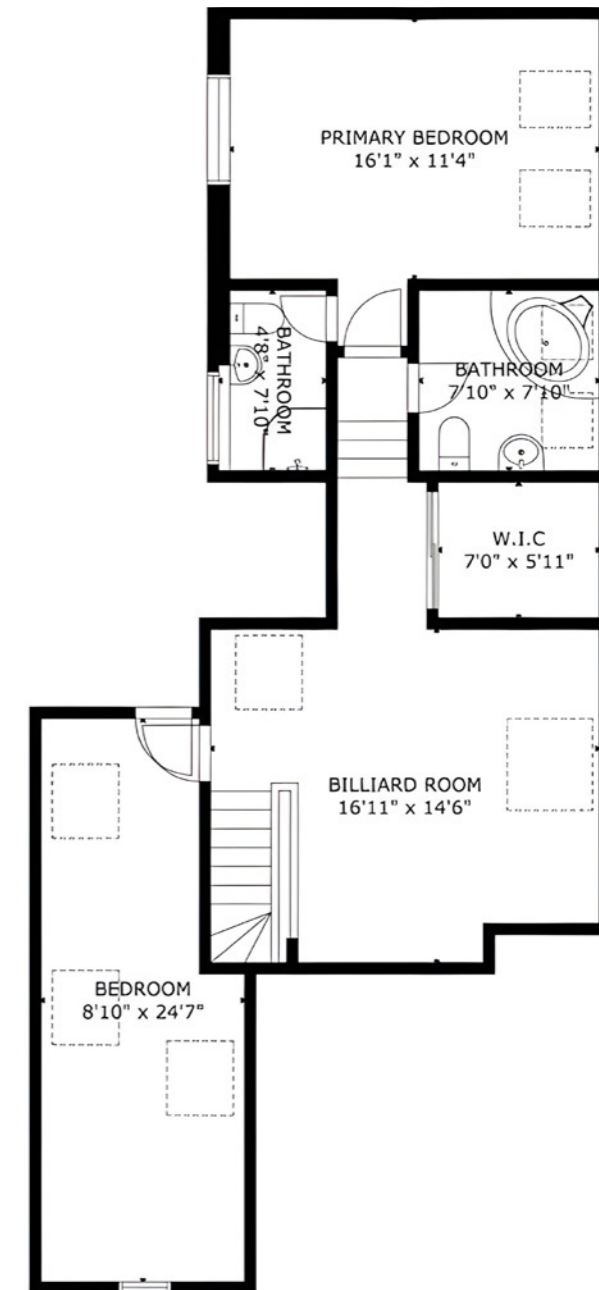
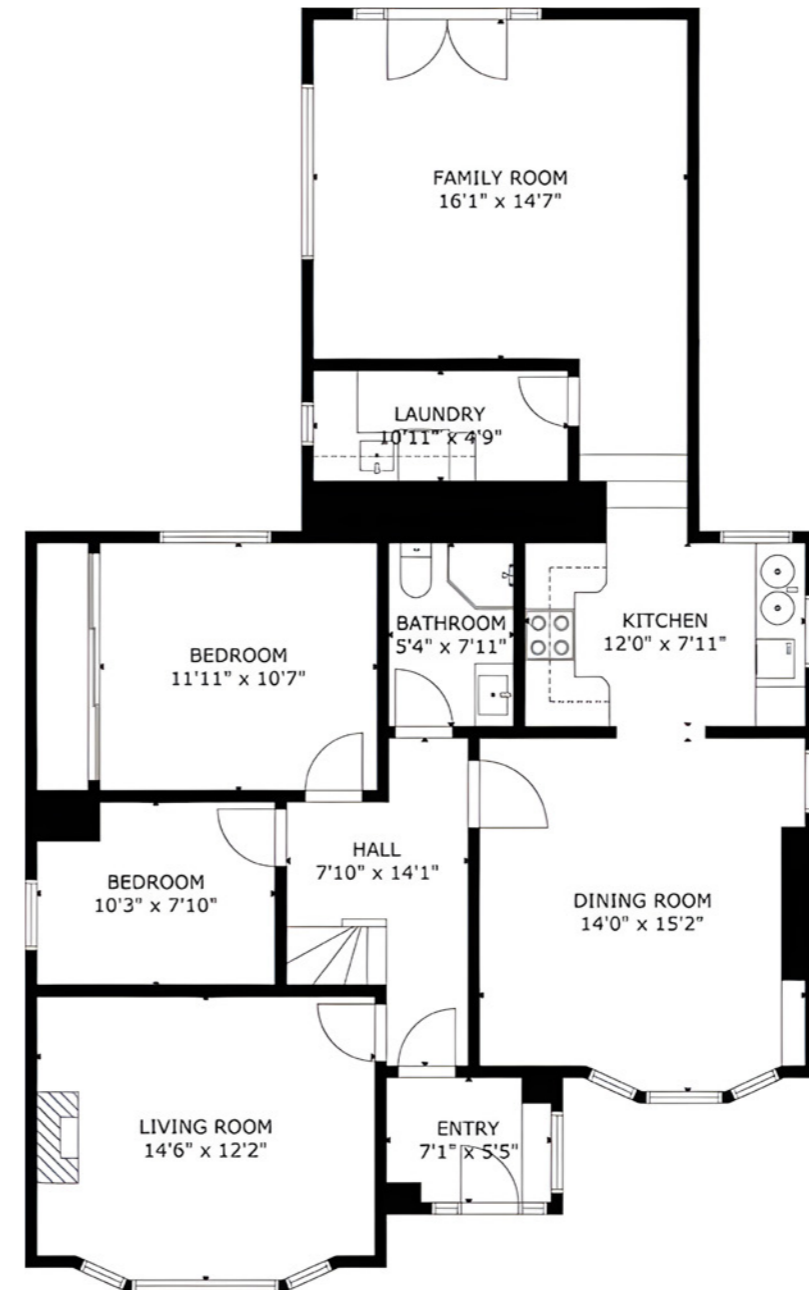
A carpeted staircase with a wooden balustrade leads to the upper floor and to the spacious landing. This front-facing room is currently being used as a games room, with a pool table. Perfect for family fun or entertaining guests. The space could easily be converted into a double bedroom, if desired.



The master bedroom is a large double with an en-suite shower room, ideal as the principal suite or guest accommodation.

The second bedroom on this floor is a bright and spacious double, perfect for a child's room, guest suite, or office. The centrally located family bathroom features a modern white suite, bath with shower attachment, WC, and basin with tasteful tiled finishes. In addition, there are ample storage cupboards on both floors.







A neatly maintained, low-maintenance garden with a granite boundary wall, laid mostly to lawn with an off-street parking on an extensive drive that allows parking for a multitude of vehicles.

The fully enclosed private south-facing rear garden is gated and bordered by a high perimeter fence or hedge, and offers a tranquil outdoor space ideal for entertaining and some alfresco dining. Also provides a safe and secure environment for children and pets alike.

Laid mostly to lawn with decking and mature borders, and complemented by a garden shed and garage for added storage.



Ideally located in a prestigious part of the West End, 6 Edgehill Terrace is close to a wide range of amenities, including local shops, popular hotels, restaurants, and wine bars, and within the catchment area of excellent Primary and Secondary Schools such as Albyn and St. Margaret's.

There are fantastic regular local transport links, and you are minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and specialist shops.

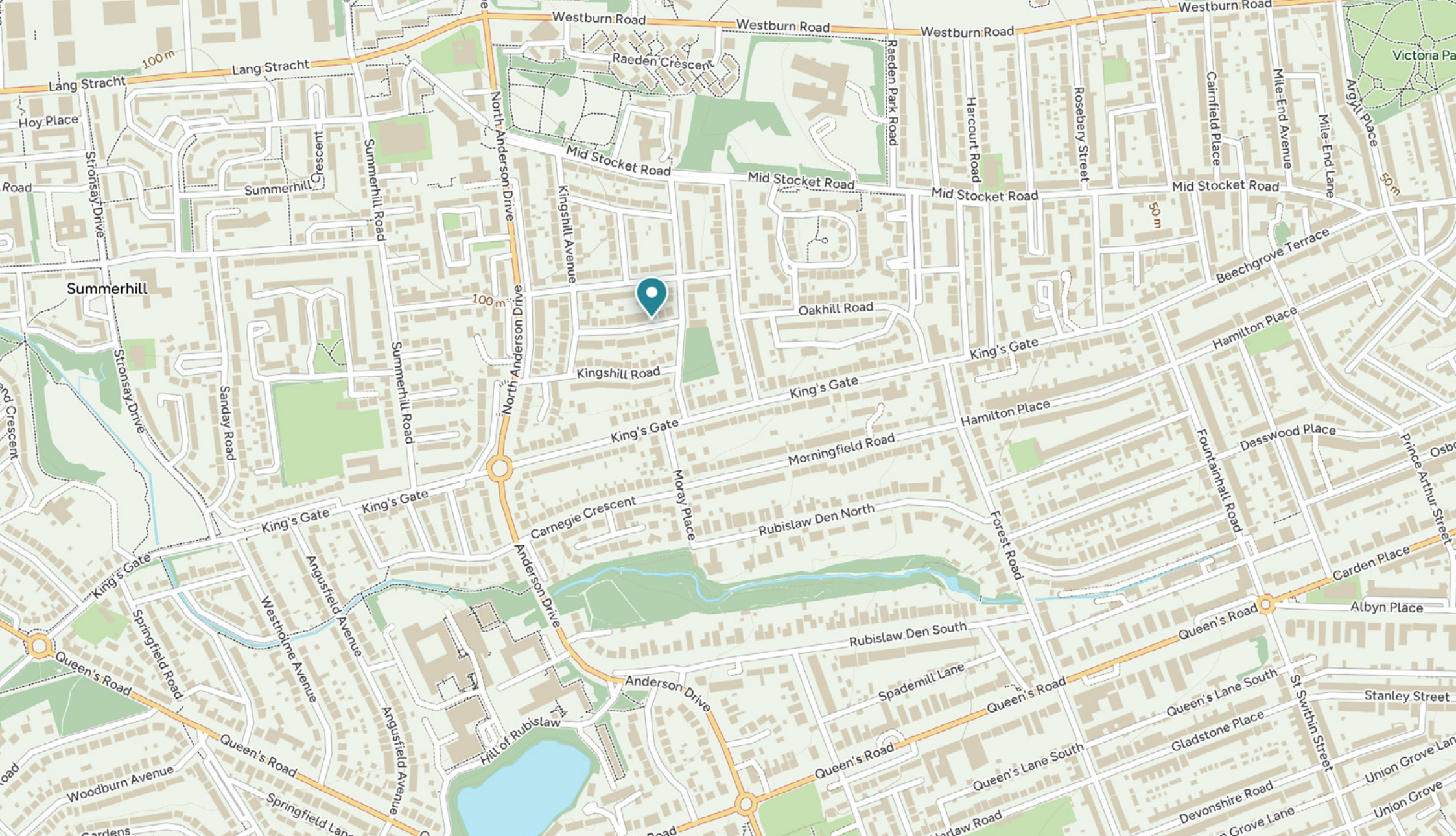




There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities.

There is a multitude of indoor and outdoor activities all within easy reach of the property, including Hazelhead Park and Deeside Golf Club. Given the property's proximity to the arterial routes and the Aberdeen Ring Road, most parts of the City North and South are easily accessible, especially the Aberdeen Hospitals Complex, and the business parks at Rubislaw, Kingswells, and Westhill.

Aberdeen city offers further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen.



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