



34 Belvidere Crescent, Aberdeen AB25 2NH

Offers over £495,000

SUPERB THREE PUBLIC/FOUR BEDROOM TERRACED GRANITE DWELLINGHOUSE IN A  
SOUGHT AFTER LOCATION WITHIN ROSEMOUNT

Stronachs

# 34 Belvidere Crescent, Aberdeen AB25 2NH

Offers over £495,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this sizeable THREE PUBLIC/FOUR BEDROOM TERRACED GRANITE DWELLINGHOUSE, in the sought after Rosemount area. Retaining many traditional features throughout including deep skirtings, high ceilings and ornate cornicework, this home has been thoughtfully extended to the rear to provide a fabulous modern Kitchen with large Sunroom off which is bathed in natural light. Benefiting from gas central heating and full double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; Reception Hall; Lounge with bay window to front; understair WC; Dining Room; stunning Kitchen with central island; Sun Room; Utility Room and Store.

Carpeted stairs lead from the Reception Hall to the first floor which has a generous Master Bedroom with En-Suite to front; fully fitted Dressing Room to front; two further Double Bedrooms; and Family Bathroom to rear. On the top floor is a huge Bedroom with views across the city, which also has an En-Suite Shower Room. The garden to the front is laid with gravel chips and the garden to the rear is fully enclosed with a raised deck and sizeable lawn. There is also secure pedestrian access from the garden via a lane to Craigie Loanings.

\*\* Please note some images have been virtually staged for marketing purposes.



## LOCATION

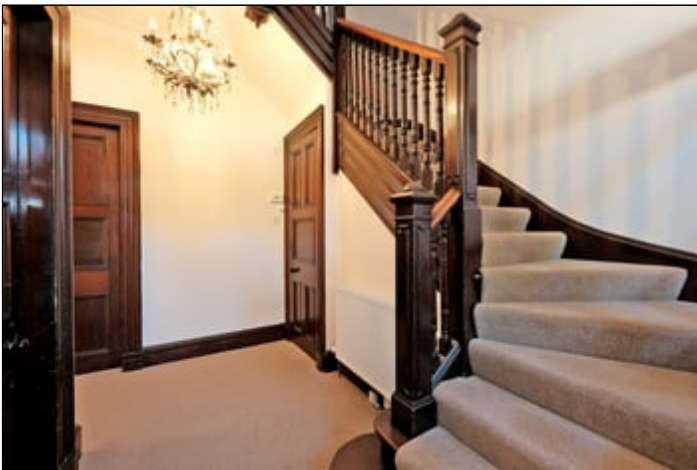
Belvidere Crescent is a pleasant, tree-lined street located in the vibrant Rosemount area of the Aberdeen, within easy walking distance of the City Centre and the wide range of excellent amenities on offer locally. These include reputable primary and secondary schools (the house lies within the catchment of Aberdeen Grammar School), an interesting variety of specialist shops and cafes, leisure and recreational activities at Victoria and Westburn Parks, the hospital complexes at Foresterhill and Cornhill, and excellent road links ensuring ease of access to the oil-related offices at Hill of Rubislaw, Kingswells and Westhill.

## ENTRANCE VESTIBULE



Entered via wooden door with fanlight over, the Vestibule is has wooden panelling and picture rail , with wall mounted coat hooks. Corner meter cupboard. Ceiling light fitting and central heating radiator. Part glazed door with two windows to side leads to the Reception Hall.

## RECEPTION HALL



This welcoming space has carpeted stairs leading to the upper floors. Ceiling light fitting, central heating radiator and telephone point.

### LOUNGE 17' 6" X 14' 0" (5.33M X 4.27M)



This lovely Lounge has many traditional features, including high ceilings with ornate cornicing, deep skirtings and traditional tiled coal fireplace . Built-in display cupboards flank either side of the chimney breast, and a bay window to the front floods the room with natural light. Ceiling light fitting, central heating

radiator, smoke alarm and television point.

### WC



Fully tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal, with inset downlighter and extractor fan.

### DINING ROOM 12' 3" X 11' 3" (3.73M X 3.43M)



Overlooking the garden to the rear, this is a super sized Dining Room with deep skirtings and picture rail, and 'Aberdeen' style cupboard. Ceiling light fitting and central heating radiator.

## KITCHEN 15' 0" X 15' 0" (4.57M X 4.57M)



This fantastic space has been completely modernised and fitted with a quality range of modern wall (some with display frontage) and base units with complementing work surfaces and central island. This bright room has a window to the front and is on open plan with the Sun Room so is bathed in natural light. The integrated appliances include twin ovens and microwave, full height freezer, full height fridge, refuse bins and dishwasher. The island houses sink and mixer tap, induction hob, and Montpellier wine fridge, with super storage. There are two ceiling light fittings over the island, with additional inset downlighters, with dimmer control. Inset sink and drainer with mixer tap. Steps down to open plan Sun Room. Part glazed door to Utility Room.

## SUN ROOM 15' 0" X 12' 2" (4.57M X 3.71M)



On open plan with the Kitchen, this room is flooded with natural light from the bank of windows to rear and side, glazed doors, and additional velux roof windows. There is ample space for a range of furniture. The glazed double doors lead to the raised decking area and garden. Ceiling light fitting, television and telephone points.



### UTILITY ROOM 11' 0" X 4' 7" (3.35M X 1.40M)



Accessed from the Kitchen via part glazed door, a velux roof light provides light. Fitted with the same units as the Kitchen, the tumble drier and washing machine are to remain. Inset sink and drainer. Extractor fan, ceiling light fitting and central heating radiator. The rear Hall off leads to large Store ( 5' 7" x 4' 9" (1.70m x

1.45m)) with base units and window to side. A part glazed door leads to the decking area and garden.

### UPPER FLOOR LANDING



Carpeted stairs lead from the Reception Hall to the upper floor landing. Ceiling light fitting, smoke alarm and central heating radiator. Further carpeted staircase to the Attic Floor.

### DRESSING ROOM 8' 9" X 8' 6" (2.67M X 2.59M)



This versatile room could be used as a Nursery or Study, but is currently fitted with abundant hanging and shelf storage, creating a huge Dressing Room. A window to front allows light, and there is a ceiling light fitting, central heating radiator and picture rail.

### BEDROOM 1 17' 0" X 14' 9" (5.18M X 4.50M)



The impressive Master Bedroom has a bay window to the front bathroom the room in natural light. There are traditional ornate cornicings, deep skirtings. picture rail and plinths around the bay, with recessed arch to one side of the chimney breast. Tiled fireplace in wooden surround, ceiling light fitting and central heating radiator.

Sliding door to Shower Room.

### EN-SUITE SHOWER ROOM



Accessed via sliding door from the Master Bedroom, this room is aqua panelled and fitted with wash hand basin, toilet pedestal and walk in shower cabinet. Inset downlighters, extractor fan and chrome ladder style radiator.

### BEDROOM 2 14' 0" X 10' 9" (4.27M X 3.28M)



Overlooking the garden to the rear, this sizeable Double Bedroom has wall to wall wardrobed allowing excellent hanging and shelf storage. Corner coal fire in tiled hearth and surround. Ceiling light fitting and traditional cornicing.

### BATHROOM 12' 0" X 5' 0" (3.66M X 1.52M)



Fully tiled, with aqua panelling round the shower and Amtico flooring, the Bathroom is fitted with a four piece suite comprising clawfoot bath with shower over, traditional high cistern toilet pedestal, bidet and wash hand basin. Traditional towel radiator and ceiling light fitting. A window to the rear allows natural light.

### BEDROOM 3 11' 7" X 11' 3" (3.53M X 3.43M)



Again overlooking the garden to the rear, with 'Aberdeen' style cupboard and additional cupboard allowing hanging and shelf storage, with coat hooks. Ceiling light fitting and central heating radiator.



## ATTIC FLOOR 19' 0" X 15' 4" (5.79M X 4.67M)



Carpeted stairs from the first floor  
Landing lead to the most spacious Attic Bedroom, with has extensive views across the rooftops and is bathed in natural light. Inset downlighters and central heating radiator. Large storage cupboard housing water tank. Various points of access to the generous eaves storage which has a

skylight in one corner.

## EN-SUITE SHOWER ROOM



Aqua panelled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal and shower cabinet. Extractor fan and inset downlighters. Velux window to rear and chrome ladder style radiator.

## EXTERNAL



The garden to the front of the property is designed for ease of maintenance and laid with slate chips. To the rear, the sizeable garden is fully enclosed, with a raised deck area accessed via the Sun Room or Utility Room, which has external power sockets and sheltered pergola. Steps lead down to the lawn which is laid to grass with some flowering borders and mature trees to the rear. The garden shed is to remain, as is the rotary clothes drier. Outside water tap. A locked gate provides pedestrian access to a lane leading to Craigie Loanings.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and Utility Room, the usual fixtures and fittings in the WC, Bathroom and two En-Suites, the garden shed and the rotary clothes drier.

**COUNCIL TAX BAND - G**

**EPC BANDING - D**







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