



## 32 Ashley Gardens, Aberdeen AB10 6RQ

Offers over £399,990

THREE/FOUR BEDROOM/THREE PUBLIC ROOM SEMI DETACHED GRANITE DWELLINGHOUSE IN A SUPERB LOCATION, WITH GARAGE AND DRIVEWAY

Stronachs



# 32 Ashley Gardens, Aberdeen AB10 6RQ

Offers over £399,990

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SUPERB THREE/FOUR BEDROOM/THREE PUBLIC ROOM SEMI DETACHED FAMILY HOME. In excellent order throughout, the current owner has upgraded the property including replacement windows, and installing solid oak flooring on the ground floor. Many traditional features have been retained, including high cornicing, picture rails, and original doors which have been stripped and dipped. Benefiting from gas central heating and security alarm system, the accommodation comprises: Entrance Vestibule; Inner Hall; Spacious Lounge with bay window to front, on open plan with the Dining Room to rear; Kitchen with Utility Room off (it is believed that, subject to obtaining any necessary Planning Permissions, it may be possible to convert this room into a Shower Room; and Conservatory to rear. There are three Bedrooms; and Family Bathroom on the upper floor. Stairs lead to the generous attic space which has been previously used as a fourth Bedroom. The garden to the front is half laid with slate chips and half locbloc allowing off-street parking. There is a fully enclosed and generous garden to the rear, with Single Garage accessed from Ashley Lane.

Ashley Gardens is a much sought after west end street, well located for excellent primary and secondary schooling, being in the catchment for both Ashley Road Primary school and Aberdeen Grammar School. There is also a range of local shops close by and within walking distance quality restaurants and hotels. Public transport facilities give access to the city centre and a short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city. This is an ideal opportunity purchase a family home in a superb location.

## ENTRANCE VESTIBULE AND HALL



Entered via hardwood door with glazed panels to either side, there is a meter cupboard which houses the fuse box and burglar alarm control panel. Ceiling light fitting. Wood panelling to dado height and glazed door to Inner Hall. The Inner Hall is laid with solid oak flooring with wooden stairs and central runner leading to the upper floors. Ceiling light fitting, smoke alarm and central heating radiator.

## LOUNGE 15' 0" X 14' 11" (4.57M X 4.55M)



This generous room is bathed in natural light from the bay window to front, highlighting the quality oak flooring, original woodwork, cornicing and ceiling rose. Leaded fireplace with inset tiling and wooden surround. Traditional picture rail. Ceiling light fitting, television point and central heating radiator. The wall has been removed to create an open plan living space to the Dining Room. (Please note: the bespoke unit in the alcove is being removed by the client and is not included in the sale).

## DINING ROOM 17' 0" X 12' 5" (5.18M X 3.78M)



On open plan with the Lounge, this stunning Dining Room has a large bay window to the rear which ensures the room is flooded with natural light, again laid with quality oak flooring and having high ceilings, cornicing, picture rail and ceiling light fitting in ceiling rose. Central heating radiator. (Please note: the bespoke unit in the alcove is being removed by the client and is not included in the sale).

## KITCHEN 10' 3" X 9' 3" (3.12M X 2.82M)



Fitted with an attractive range of base and wall units (some with display frontage) with complementing work surfaces and splashback tiling. Belfast sink with mixer tap above. The flooring is tiled and the integrated appliances include oven with gas hob and extractor hood over, and dishwasher. The free standing fridge/freezer is available by separate negotiation. Ceiling light fitting and smoke alarm. An archway leads to the Utility area, and a glazed door (which allows borrowed light) leads to the Conservatory.

### UTILITY ROOM 6' 4" X 5' 9" (1.93M X 1.75M)

Directly off the Kitchen with one step down, the Utility Room has a part glazed door to the side and also a window. Currently housing the boiler, washing machine and tumble drier (both of which are available by separate negotiation) with sink and drainer, it is believed that, subject to obtaining any necessary Planning Permissions, it would be possible to convert this into a Shower Room. Central heating radiator.

### CONSERVATORY 10' 8" X 9' 5" (3.25M X 2.87M)



Accessed via glazed door from the Kitchen, the Conservatory is a super addition to this already spacious family home, with tiled door and wall light. French doors open to allow access to the fully enclosed rear garden.

### UPPER FLOOR



Wooden stairs with central carpet runner lead from the Inner Hall to the upper floor landing. A window allows light over the stairs and there is a central heating radiator on the landing. A storage cupboard with window and light flows round under the stairs to the attic floor. .

## MASTER BEDROOM 14' 6" X 14' 3" (4.42M X 4.34M)



This very spacious Master Bedroom is situated to the rear of the property and is decorated in neutral tones, with complementing carpeting. Ceiling light fitting, picture rail and central heating radiator. A window to the rear allows natural light and views over the garden. There is ample space for a range of free standing furniture.

## BEDROOM 2 13' 7" X 12' 0" (4.14M X 3.66M)



A second spacious Double Bedroom, to the front of the property, again with ample room for free standing furniture. Ceiling light fitting and central heating radiator. Picture rail.

### BEDROOM 3 10' 9" X 9' 2" (3.28M X 2.79M)



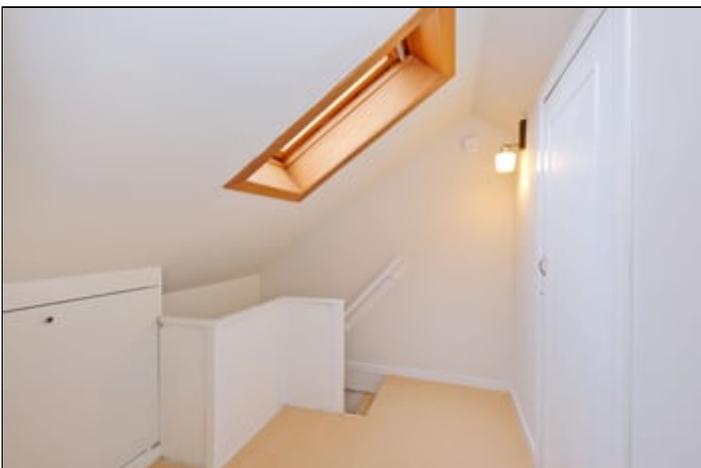
Currently used as a large Home Office, this third Bedroom again sits to the front of the property, with cornicing, picture rail and central heating radiator.

### BATHROOM 7' 5" X 6' 7" (2.26M X 2.01M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal and bath with shower over. Inset downlighters and chrome ladder style radiator. Window to rear allowing natural light.

### ATTIC FLOOR



A door on the first floor landing conceals carpeted stairs which lead to the Attic floor. There is access to eaves on the landing and velux window allowing light. Large store cupboard measuring 8' 3" x 3' 9" (2.51m x 1.14m) which has light.

## ATTIC BEDROOM 12' 8" X 12' 7" (3.86M X 3.84M)



Previously used as a Bedroom (although the original stairs would not comply with current regulations), this spacious area has stripped and varnished wooden flooring with a window to rear. Ceiling light fitting and telephone point.

## EXTERNAL



The property has a driveway to the front allowing off-street parking for two vehicles. The remainder of the garden has been laid with slate chips with some mature planting and neat hedge surrounding. To the rear, the fully enclosed garden is generous in size, with two slabbed patio areas, neat lawns and mature shrubs, with the addition of established plum, pear and apple trees. There is a large garden store with power, measuring 10' 4" x 5' 2" (3.15m x 1.57m) . A pathway leads to the Single Garage.

## **SINGLE GARAGE 17' 2" X 9' 0" (5.23M X 2.74M)**

Benefiting from power and light with pedestrian access from the garden and window to side, the garage doors are on Ashley Lane.

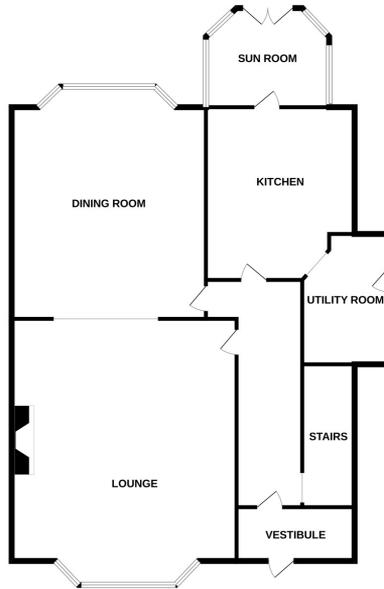
## **EXTRAS**

All carpets, curtains, and blinds are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. Please note the light fittings throughout Eee, including picture lights, bespoke alcove units in the Lounge and Dining room are being removed by the seller and are not included in the sale.

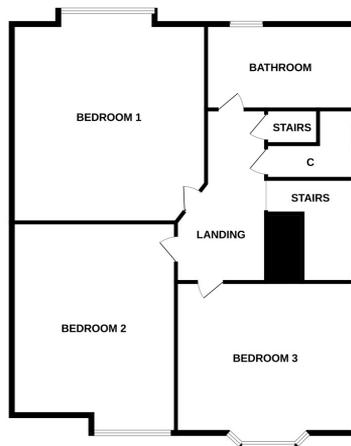
**COUNCIL TAX BAND - F**

**EPC BANDING - E**

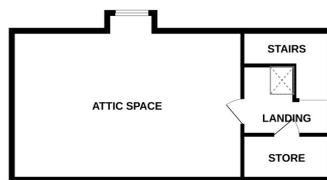
GROUND FLOOR



1ST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

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