



SET IN ABOUT 6.4 OF AN ACRE – LARGE PERIOD HOUSE WITH A PAIR OF ONE
BEDROOM SELF CONTAINED APARTMENTS OFFERING MULTI GENERATIONAL
LIVING OR RENTAL INCOME

BONNYMUIR HOUSE, 267A, 267B WESTBURN ROAD & 267C WESTBURN ROAD, ABERDEEN, AB25 2QH

savills



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ROAD & 267C WESTBURN ROAD, ABERDEEN,
AB25 2QH**

Bonnymuir House

Ground Floor: Hallway ♦ Sitting room ♦ Dining room
Morning room ♦ Dining kitchen ♦ Garden room ♦ Shower room
Utility room

First floor: Principal bedroom with en suite shower room
4 bedrooms, one currently used as an office ♦ Family bathroom
with separate shower ♦ Gas central heating ♦ Double glazing

Outbuildings ♦ Log store ♦ Double garage with internal mezzanine
level ♦ Garden tool store ♦ Workshop ♦ Victorian style glasshouse
Garden grounds

**267B & C Westburn Road – Ground & Upper floor
accommodation**

Vestibule ♦ Sitting room ♦ Modern kitchen ♦ Double bedroom
Bathroom with shower ♦ Patio and garden ♦ Gas central heating
Double glazing

Bonnymuir House 267A EPC = D, 267B = C, 267C = C

Aberdeen City 2 miles, Aberdeen Royal Infirmary 0.3 miles, Aberdeen
Airport 6 miles, ABZ Business Park 6 miles, Prime Four Business Park
4 miles, Westhill Business Park 6.7 miles

History

James Morgan, son of George Morgan, was born in 1756 and was for
many years a planter in Jamaica, where he had estates. He was also
a Colonel in the militia. Returning to Aberdeen in 1802, he purchased
Bonnymuir, a small property in what was then an outlying neighbourhood
of the city.

Location

The property is set back from Westburn Road and concealed by its own
private road, leading into a wide driveway, parking area and the main
exclusive grounds of the property.



Westburn Road is an established residential area of Aberdeen. A great number of local amenities are within walking distance as is regular transport to many parts of the city and the city centre itself is only about five minutes drive from the property. Westburn Road enjoys easy access to Anderson Drive, providing excellent commuting times to the north and south of the city, and there is also easy access westwards to Deeside. Close by are the highly respected private schools of Albyn, St Margaret's, Robert Gordon's College and the International School. Also nearby are Mile End Primary School and Aberdeen Grammar School. The recreational Victoria and Westburn Parks offer great outdoor space and opposite the property is the campus of Aberdeen Royal Infirmary. Rosemount itself offers national supermarkets, an array of bespoke independent retailers, restaurants and cafes. These include a fishmonger, cheesemonger, butcher, florist, chemist and an ice cream and confectionery shop.

Description

Set within a secluded and sheltered setting, many would not even be aware of the existence of Bonnymuir House. The current owners have over many years enjoyed the flexibility of a very versatile configuration. They occupy the main part of the house as their principal, substantial and private living quarters. Self contained with side main door accesses are two one bedroom apartments, one ground floor and the other the upper floor. These generate an attractive income under residential short assured tenancies. Alternatively, these apartments could be used for multi-generational purposes with the ground floor flat suiting older relatives and the upper apartment suited to adult children. The main house itself has period features such as high ceilings, deep skirting boards, picture rails, alcoves, some column style radiators, panelled doors, decorative spindles and balustrade staircase, large windows and decorative plasterwork. The apartments are of a modern easily maintained style.

Accommodation

Bonnymuir House – A spacious hallway leads to the sitting room which has double doors and fitted bookcase style shelves. A French door opens onto the patio with a feature fireplace housing a gas fire. The dining room is well appointed with a window overlooking the garden and a door leading into the morning room. Currently this is used as a television room and has a gas fire. Open plan to the dining room is the modern dining kitchen with a comprehensive range of cabinets, integrated appliances, breakfast bar and island unit. For everyday domestic chores there is a utility room with a gas boiler, plumbing for a washing machine, space for other appliances and ample storage. A shower room has a mains shower and fitted vanity furniture. A real attribute to the ground floor living and circulation space is the south facing garden room. To ensure all year round use this large and informal space has underfloor heating from the central gas fired system, an enclosed wood burning stove and is fully double glazed. Bifold doors give an outdoor feel and a fixed windbreak offers a great degree of shelter on a breezy day. At first floor level a large bright landing has two windows and hatch access to the loft space. The principal bedroom has deep built in wardrobes, providing extensive



hanging and shelf space and the en suite shower room has a mains shower and fitted vanity furniture. A feature of this room is the electric underfloor heating. Four further bedrooms, one of which is currently used as an office, are of good dimensions. A large family bathroom has a built in linen/airing cupboard, deep bath and separate mains shower enclosure.

267B, Westburn Road

Located on the ground floor with a self contained vestibule and open archway into the sitting room, with an open plan modern kitchen. There is a double bedroom and bathroom with over the bath electric shower.

267C, Westburn Road

Located on the upper floor with a self contained entrance hallway. The lounge and kitchen are open plan and again there is a double bedroom and bathroom with over the bath electric shower.

Outside

The grounds are about 0.4 acres which provides ample turning and parking for numerous vehicles. An adjacent boundary is the Bonnymuir bowling club which is no longer in use. An initial application has been applied to allow the residential community to retain the site as a green site. There are a number of outbuildings which comprise:

Log store with slate roof.

Double garage with asphalt tiled roof and two skylight windows and mezzanine style level.

Workshop, garden store and wood store all slated roof.

Victorian style glasshouse.

There is a large area of lawn, hedging, mature trees and shrubs and a raised patio area adjacent to entrances 267b&c, paved footpath and exclusive driveway.

Services

All three properties have double glazing. Gas central heating. Mains water. Mains drainage. Electric underfloor heating in the en suite shower room.

Fixtures and fittings

Bonnymuir House. All fitted carpets, fitted floorcoverings, window blinds, curtains, integrated Smeg dishwasher, Siemens larder style refrigerator, built in Neff appliances comprising oven, grill, 5 ring gas hob and canopy extractor hood, lights and bathroom fittings are included.

267b Westburn Road. All fitted carpets, fitted floorcoverings, window blinds, curtains, washing machine, tumble dryer, upright refrigerator and freezer, Bosch oven and 5 ring gas hob are included.

267c Westburn Road. All fitted carpets, fitted floorcoverings, window blinds, curtains, upright refrigerator and freezer, oven, hob, cooker hood, washing machine and tumble dryer are included.

All beds, living room and bedroom furniture, tables, chairs and microwaves are included for both flats.

Local Authority

Bonnymuir House (267A) - Aberdeen City Council Band G

267B – Band D

267C – Band C

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 01224 971110





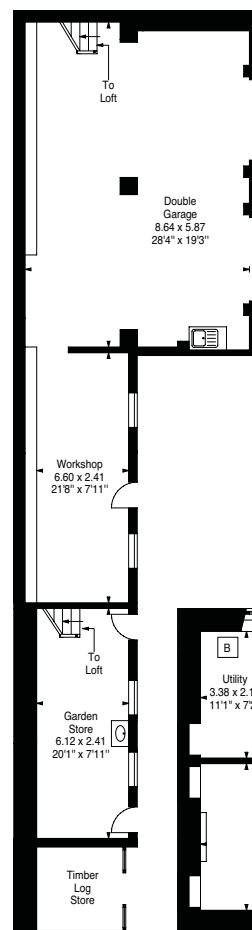
FLOORPLANS

Bonnymuir House Gross internal area (approx): 229.74 sqm / 2,473 sq ft

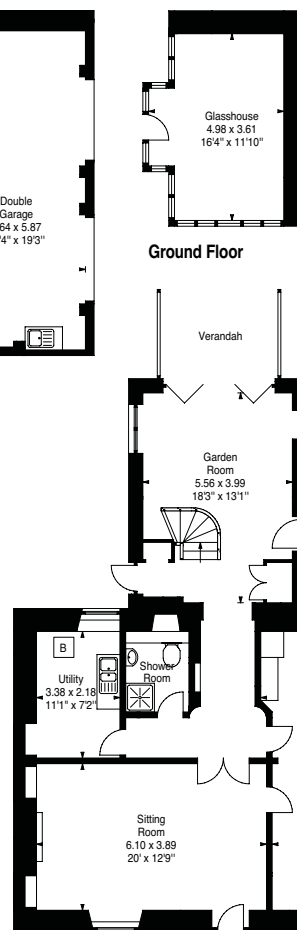
Flat B Gross internal area (approx): 61.59 sqm / 663 sq ft

Flat C Gross internal area (approx): 63.17 sqm / 680 sq ft

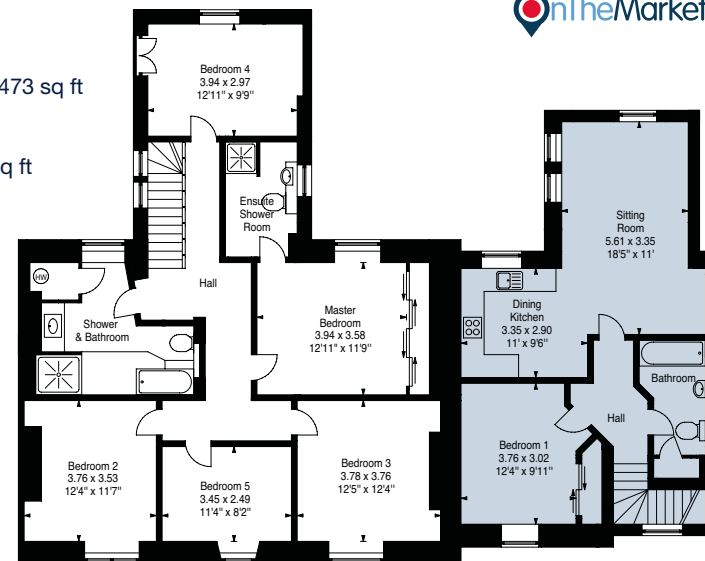
Outbuildings Gross internal area (approx): 100.15 sqm / 1,078 sq ft



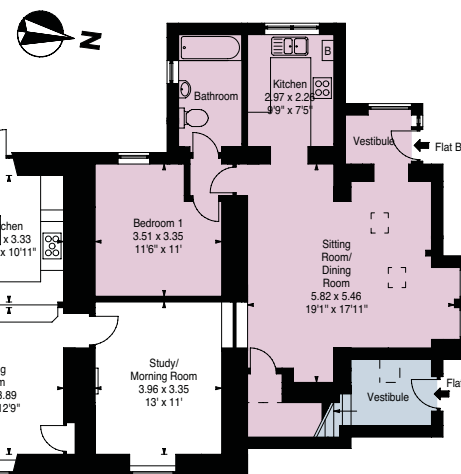
Ground Floor



Ground Floor



First Floor



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