

A photograph of a three-story granite terrace house. The house features a dark grey slate roof with a central chimney and a bay window on the right side. The facade is made of light grey granite blocks. A large tree is in the foreground on the left, and a car is parked on the street to the left. The sky is blue with some clouds.

CHARACTERFUL FIVE BEDROOM GRANITE BUILT END OF TERRACE,
SITUATED IN THE HEART OF ABERDEEN CITY AND WITH A WIDE RANGE OF
AMENITIES AND TRANSPORT LINKS CLOSE BY

25 SALISBURY TERRACE, ABERDEEN, AB10 6QG

savills

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Ground floor: entrance vestibule ♦ shower room ♦ reception hall ♦ sitting room ♦ dining room ♦ family/breakfast room kitchen

First floor: principal bedroom ♦ bedroom two ♦ bedroom three bathroom ♦ store room

Second floor: bedroom four ♦ bedroom five ♦ bathroom ♦ box room

Services: mains water ♦ electricity ♦ gas and drainage ♦ combination of single and double glazing

EPC Band F

Aberdeen Royal Infirmary 2.7 miles, Aberdeen International Airport 7.1 miles, Prime Four Business Park 4.6 miles, Hill of Rubislaw Business Park 1.5 miles (All distances are approximate)

25 Salisbury Terrace is a unique end of terrace granite built home located at the heart of the thriving city of Aberdeen. Positioned within well established gardens, the property provides spacious and versatile living accommodation over three floors, connected by a striking curved staircase with wrought iron balustrades. Offering the purchaser an opportunity to create an exceptional family home, the property boasts an array of charming traditional features, including original pitch pine woodwork, panelled doors, tiled flooring, ceiling roses, picture rails and sash and case windows.

A wood panelled entrance door with stained glass surround provides entry into the welcoming entrance vestibule. Fitted with patterned terracotta floor tiles, a further panelled door allows access to the shower room, which includes a two piece suite and corner shower cubicle. Returning to the vestibule, a striking half height window panel and panelled door with attractive etched glass look into the grand reception hall. Fully carpeted, the curved staircase leads to the upper





living accommodation, while a deep silled stained glass window allows for natural light to flow down into the hall. An understair cupboard with lighting is fitted with extensive shelving and also houses the hot water cylinder and meter.

Overlooking the property frontage via a large bay window area, the spacious and inviting sitting room has ample space for freestanding furniture. The central focal point is the ornate fireplace with granite inset, and the sitting room also displays a variety of charming original features, including picture rails, decorative cornicing and a ceiling rose.

The dining room is a well proportioned living space which overlooks the rear garden via large twin windows. It is fitted with wall sconces, a central fireplace with gas coal fire and shelved full height cupboard.

The family/breakfast room is both bright and versatile. Fully carpeted, a deep silled window includes a range of shelving beneath, while there is also a white painted fireplace with granite tiled inset and hearth. A partially glazed door with surrounding glazed panels leads into the kitchen, which overlooks the rear garden. Fitted with an extensive range of traditional style wood fronted base and wall units with under unit lighting, the work surfaces incorporate a stainless steel sink with drainer, a four ring gas hob with cooker hood above and a range of further appliances. A partially glazed door leads out to the paved terrace beyond.

Ascending the carpeted staircase to the first floor, the principal bedroom is situated overlooking Salisbury Terrace via a large bay window area. Currently utilised as a secondary sitting room, there is excellent space available for freestanding bedroom furniture. Fully carpeted and of traditional decor in keeping with the period of the house, there is a large white painted fireplace housing a gas coal fire, with shelved alcoves sitting to either side. Double bedroom two is a further generously proportioned room. Fully carpeted, twin sash and case windows allow for views over the rear garden. A shelved cupboard with hanging rails provides good storage space, while there is also a shelved alcove to one side of a white painted fireplace with tiled inset. Double bedroom three is a bright room which overlooks the property frontage via twin windows. Previously used as a study, bedroom three is fully carpeted with picture rails. The well proportioned family bathroom includes a coloured three piece suite with shower attachment to the bath. Accessible from the landing, a store room is perfect for storing larger household items. Fitted with deep shelving and a range of coat hooks it also benefits from a window.

Following the staircase to the second floor, there is a deep silled stained glass window, while on the carpeted landing there is access to the attic via a ceiling hatch. Double bedrooms four and five are well proportioned rooms, while the box room has previously been utilised as a single bedroom in years past and includes a skylight and access to the eaves. Completing the accommodation is the well appointed bathroom.



Outside, there is plentiful on street parking along Salisbury Terrace and Salisbury Place. A low level granite wall borders the front garden, which is laid to lawn and stocked with a variety of seasonal plants, flowers and small trees. To the rear, a paved terrace accessible from the kitchen is the ideal location for private outdoor dining. The remainder of the garden is laid to lawn, with a variety of trees and hedging providing a natural screen. A double gated entrance to Salisbury Place can accommodate off street parking.

Situation

25 Salisbury Terrace lies within the sought after West End area of Aberdeen. A great number of amenities are available locally, with regular public transport to many parts of the city. Anderson Drive provides excellent commuting 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 at Pittfodels. Also nearby are Ashley Road and Broomhill Primary School and Aberdeen Grammar School. The property is particularly convenient for the Hill of Rubislaw office complex, and superstore shopping at the Bridge of Dee. Nearby Duthie Park and the Winter Gardens are popular with families, fitness enthusiasts and dog walkers alike. The Deeside Way is easily accessible from Duthie Park, with steps also accessible on Anderson Drive and the bottom of Gray Street. Leading out to Peterculter and beyond to Deeside, this excellent walking route is also superb for running, cycling and horse riding while taking in the scenic countryside views.

Directions

From Aberdeen, turn right from Holburn Street onto Great Western Road. Proceed through two sets of traffic lights, and continue past the Holburn West Church on the right hand side. Take the second left into Salisbury Terrace, where Number 25 will be located a short distance ahead on the left hand side.

General Remarks

Viewings

Strictly by appointment with Savills – 01224 971 110

Local Authority & tax band

Aberdeen City Council Tax Band G

Conservation Area and Listing

Aberdeen City conservation area

Fixtures & Fittings

The freestanding fridge, freezer, washing machine and dishwasher will be included within the sale, along with all curtains, light fittings and ceiling lights. The garden shed shall remain. Items of furniture may be available by separate negotiation.

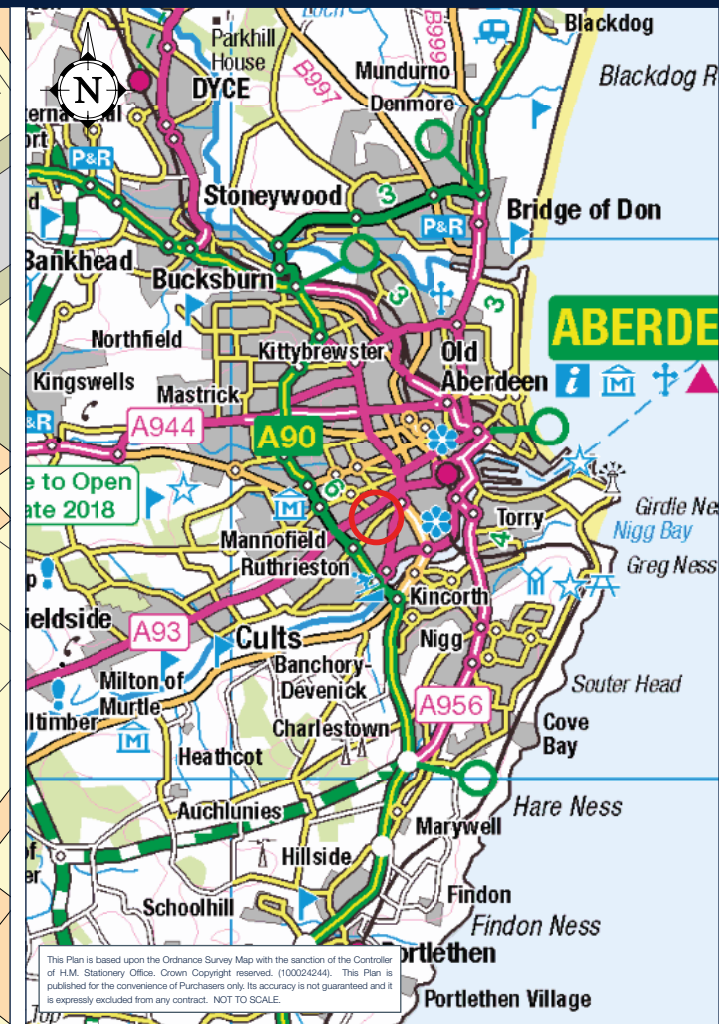


Servitude rights, burdens and wayleaves

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.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely



interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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FLOORPLANS

Gross internal area (approx):
234.76 sq.m (2527 sq.ft)



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