



46 QUEENS ROAD

Aberdeen, AB15



A FULLY RENOVATED WEST END HOME SET BEHIND
A PRIVATE DRIVEWAY, OFFERING EXPANSIVE,
FLEXIBLE ACCOMMODATION OVER THREE
FLOORS WITH A PRIVATE REAR GARDEN
AND GARDEN ROOM



Local Authority: Aberdeen City Council

Council Tax band: G

Tenure: Freehold

Offers Over: £625,000

DESCRIPTION

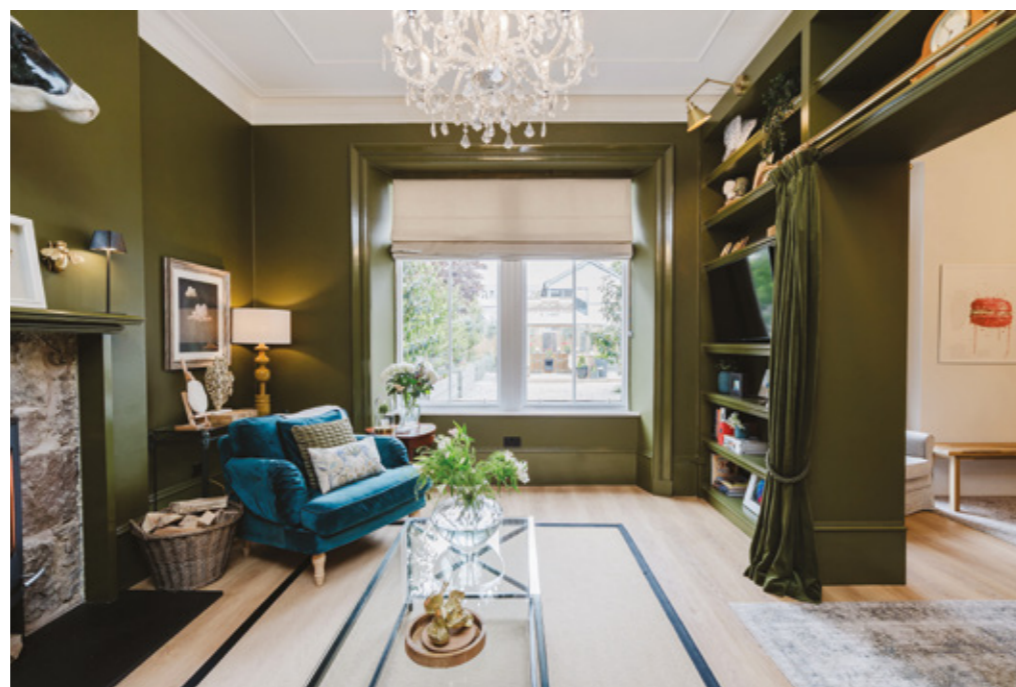
Set back from Queens Road behind a private driveway and landscaped front garden, this impressive West End residence has been comprehensively renovated and thoughtfully redesigned to create a high-quality family home. Arranged over three well-proportioned floors, the property successfully combines period character with contemporary finishes, and is further complemented by a private rear garden and bespoke garden room.

The ground floor is designed for modern family living and entertaining. To the front, a bright bay-windowed drawing room benefits from excellent natural light and features a working log burner. To the rear, a spacious living area with a further log burner connects to the kitchen, forming the main hub of the home and providing direct access to the garden. The kitchen is well-appointed, with a separate pantry, preparation kitchen, and a utility room, all offering additional storage and functionality as well as direct garden access. A guest cloakroom completes this level.

On the first floor, the principal bedroom is of generous proportions and includes a walk-in wardrobe with extensive storage. Two further double bedrooms are served by a well-finished bathroom with shower and double vanity. A dedicated study area provides a practical space for home working. The upper floor offers additional flexibility, comprising two further bedrooms, a substantial storage room currently used as a dressing room, and a contemporary shower room, making it well-suited to larger families or visiting guests.

Externally, the private rear garden offers a comfortable setting for everyday use and entertaining. The bespoke garden room provides a versatile additional space, suitable for dining, relaxing, or year-round use.

This is a rare opportunity to acquire a well-finished and thoughtfully designed family home in one of the West End's most sought-after addresses.

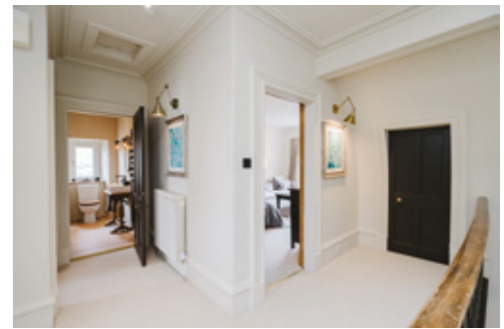
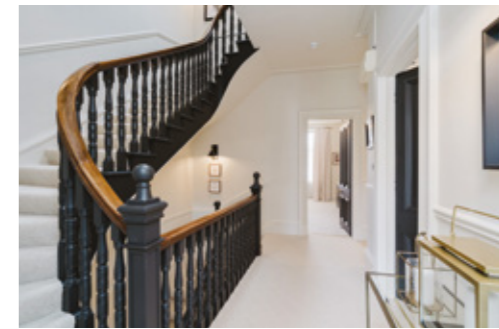






LOCATION

Located in one of Aberdeen's most sought-after addresses, the home enjoys easy access to the City Centre, the professional business hubs of the West End, and Anderson Drive, providing swift links to Aberdeen Airport and surrounding areas. The property is also well-served by excellent state and private schools, including Aberdeen Grammar and international schooling options, while nearby coastal and mountain scenery, parks, and recreational opportunities offer an enviable lifestyle for all ages. This exceptional residence represents the perfect combination of period sophistication, contemporary luxury, and prime West End living.





Approximate Gross Internal Area = 321 sq m / 3,448 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

We would be delighted
to tell you more.

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