



**54 Polmuir Road, Aberdeen, AB11 7RT**

**Traditional Victorian semi-detached granite house, formerly Ferryhill Manse**

- Many period features
- Bright living room with bay window, stained glass and feature fireplace
- Dining room with patio doors to garden
- Modern large kitchen with utility room and access to garden
- Ground floor toilet
- First floor, four bedrooms and shower room
- Second floor, one bedroom, study, box room and bathroom
- Small front garden and large private garden to rear
- Outbuilding and large PVC two door shed.



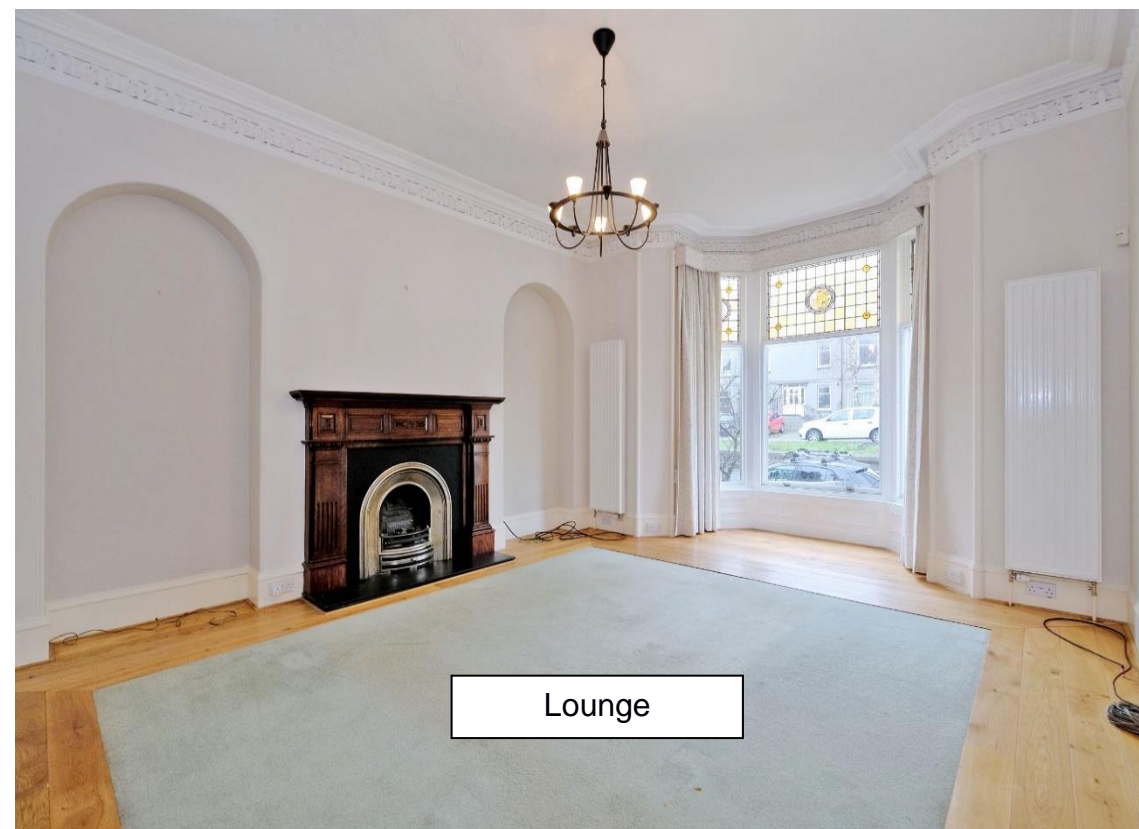
## Location

The house is located within the prestigious area of Ferryhill, a much sought after residential area of Aberdeen with a strong community spirit. The property is very close to the award winning Duthie Park with its Winter Gardens and excellent grounds.

Ferryhill is within walking distance of the city centre with its large shopping centres, theatres, art gallery, museums and bus and railway stations. The house is ideally situated for primary and secondary schools, GP Practice, sports facilities, local shops and amenities. There is also a regular local bus service nearby. Aberdeen is well known for its two excellent and popular universities.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)



Lounge



Kitchen / Diner



Dining Room / Second Lounge





Utility Room



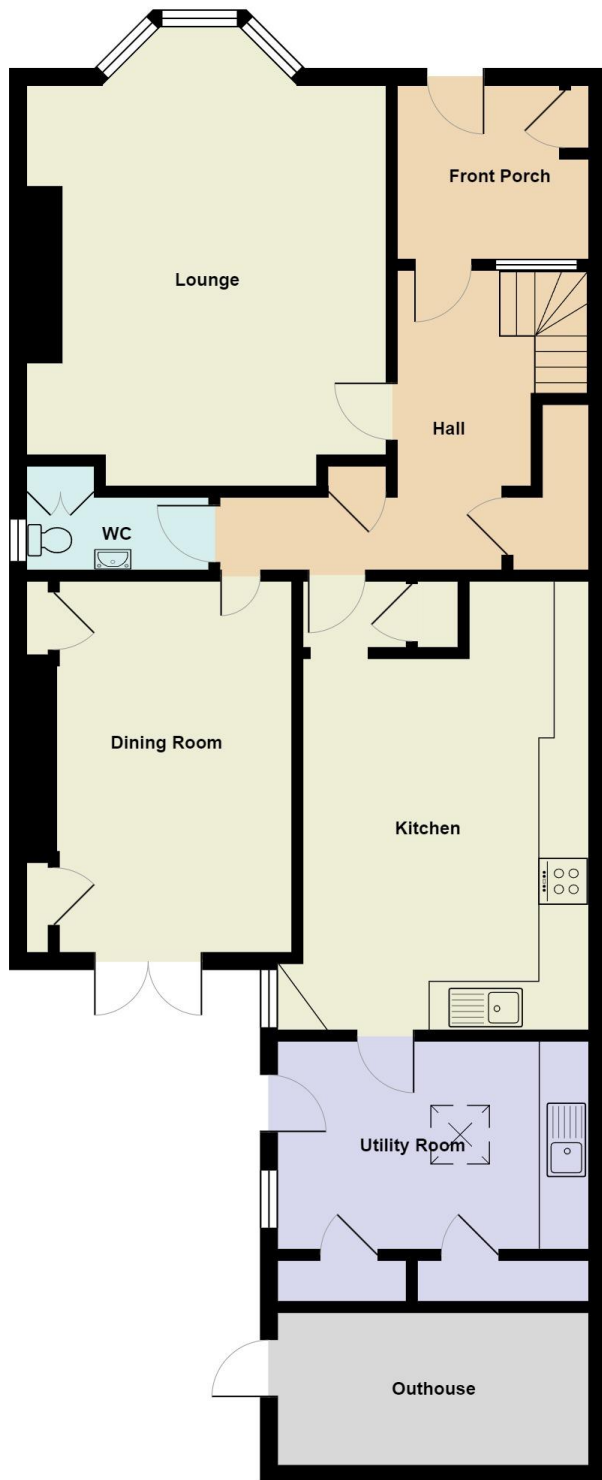
Bedroom Two, First Floor



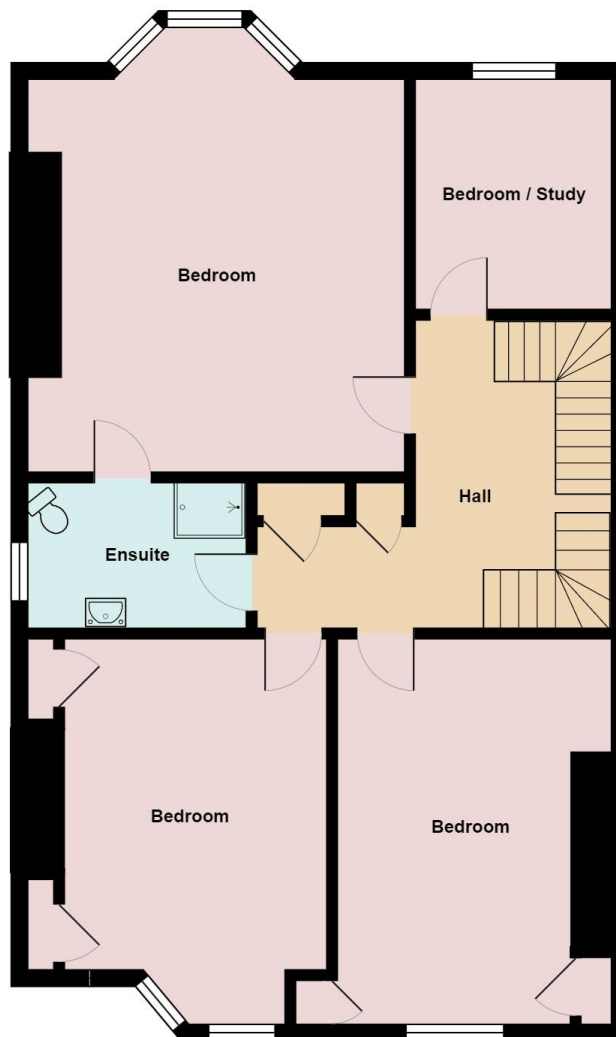
Bedroom Three, First Floor



Master Bedroom, First Floor



Ground Floor

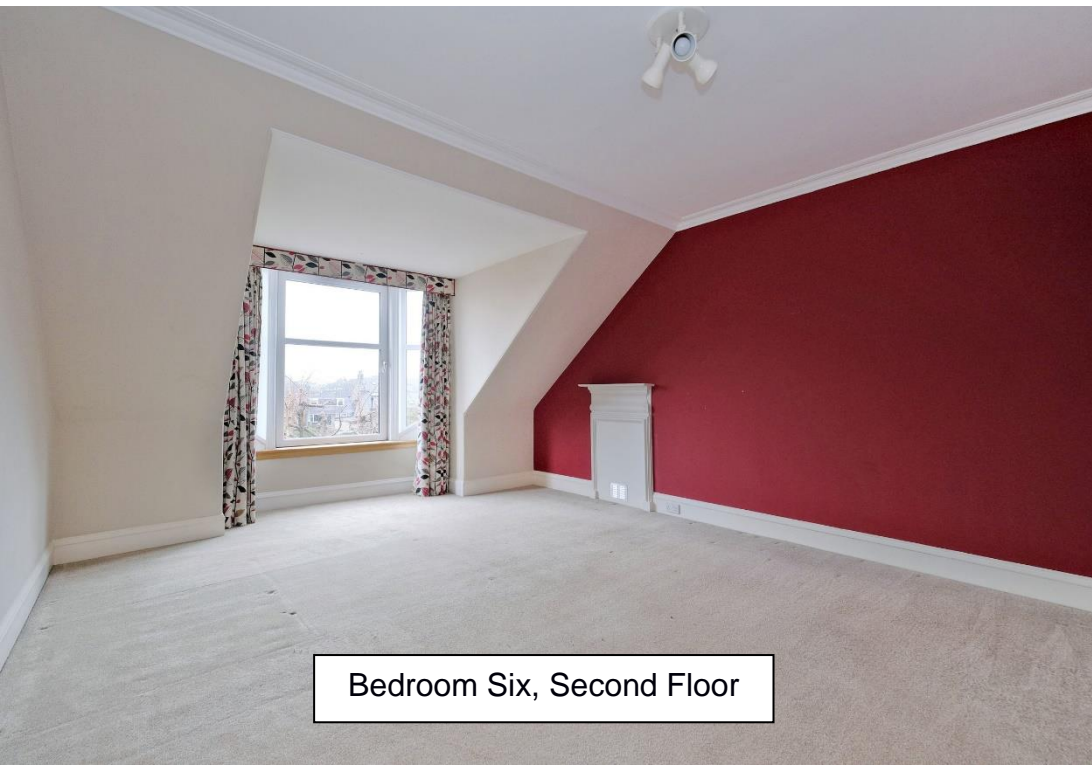


First Floor

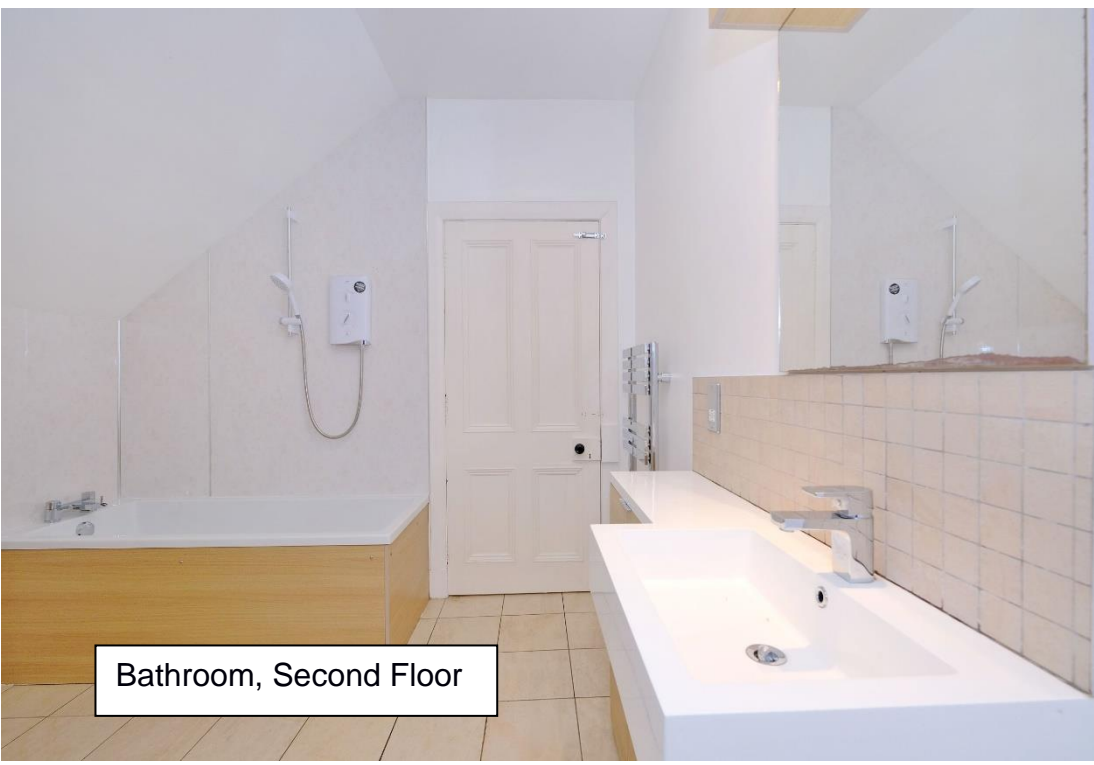


Second Floor





Bedroom Six, Second Floor



Bathroom, Second Floor



Bedroom Seven / Study, Second Floor



## Ground floor

### Vestibule (2.5m x 2.2m approx)

With beautiful stained glass windows and original mosaic floor.

### Hall

With stairs leading to upper levels and a large walk in storage cupboard.

### Lounge (6.3m x 4.5m approx)

Large spacious room, the bay window has refurbished sash and casement double glazed units in the lower sections and original stained glass in the upper sections. Original feature fireplace. The inset carpet is surrounded by wooden flooring. Hand made lined curtains are included.

### Kitchen/Diner (5.9m x 3m approx)

Fitted units with double oven, microwave and dishwasher. A large American style fridge is also included. Under floor heating. Feature lights over dining area.

### Utility Room (3.6m x 2.7m approx)

Located off the kitchen, with two large walk in cupboards. Plumbed in washing machine and tumble drier included. Gas fired Worcester Bosch boiler has been on an annual maintenance contract.

Access door to rear garden.

### Dining Room/Second Lounge (4.2m x 3.6m approx)

With two cupboards. Patio doors leading to rear garden. Hand made lined curtains included.

**Cloakroom** with toilet, wash hand basin and cupboard.

## First Floor

### Master Bedroom with en suite (5.9m x 4.8m approx)

Bay window with refurbished sash and casement double glazed windows in the lower section, with original stained glass above. Includes large modern Ikea four section wardrobe with interior lights and fittings. Hand made lined curtains included. The en suite has shower, toilet, wash hand basin and underfloor heating. It can also be accessed by a second door from the landing.

### Bedroom Two (5.8m x 3.3m approx)

With bookshelves, two cupboards and vertical blinds.

### Bedroom Three (5.2m x 3.5m approx)

With two cupboards. Also includes hand made lined curtains.

### Bedroom Four/Study (3.2m x 2.6m approx)

With double glazed sash and casement window and original stained glass above. Vertical blinds included.

## Second Floor

### Bedroom Five/Study (2.6m x 2.6m approx)

### Bedroom Six (6m x 4.4m approx)

Handmade lined curtains included.

### Bedroom Seven/Study (3.8m x 2m approx)

### Family Bathroom with Bath and Shower (3.6m x 2.8m approx)

Under floor heating and large fitted cupboards.



# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

