

27 Carlton Place
Aberdeen

WATSON
ALARMS

Galbraith



Fine traditional 3 public & 3 bedroom property in a highly desirable West End location with garden and integral garage.



Union Street 15 min walk | Aberdeen Royal Infirmary 15 min walk | Aberdeen Airport 15 miles

(All distances are approximate)

3 public rooms. 3 bedrooms

Immaculate condition

Fine traditional features

Contemporary kitchen

Garden & Integral garage

Desirable West End location

Galbraith

337 North Deeside Road | Cults | Aberdeen | AB15 9SP
T: 01224 860 710 | E: aberdeen@galbraithgroup.com

galbraithgroup.com

Situation

Carlton Place is located in the prime west end of the city with an excellent range of amenities nearby including local speciality shops, public transport services and a range of well reputed restaurants, bars and hotels. The property is within a short walk of the Aberdeen Royal Infirmary and is also well placed for the business communities on Carden Place, Albyn Place and Queens Road. Hill of Rubislaw is also around a 15 minutes' walk away.

There are several excellent private schools nearby including Robert Gordon's College, St Margaret's School for Girls and Albyn School. The property is in the catchment area for Aberdeen Grammar School and Mile End Primary. Whilst the popular St Joseph's Primary School is only a short walk away.

Aberdeen city provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

Description

27 Carlton Place is a beautiful traditional granite property in one of Aberdeen most desirable streets in the West End. As one would expect the property has many fine period features throughout, perfectly combined with modern requirements to create the perfect family home. Beautifully presented, this property would genuinely allow any potential buyer to simply walk in with ease. Entering from the front garden, the vestibule is a welcoming entrance with feature curved wall and continues through to the main entrance hall. The beautiful lounge is the first room you come to with impressive high ceilings, a large bay window and feature fireplace. The sitting room / family room overlooks the rear garden with a door leading out to the patio, and there is a stunning solid wood bespoke bookcase by Lethenty cabinetmakers in Aberdeenshire. The formal dining room also overlooks the garden and leads through to the contemporary kitchen. The kitchen is well designed with modern gloss units and natural light floods through the picture window. From the kitchen you can access the large utility room, which in turn leads through to the single garage. There is also a handy cloakroom under the stairs.

Accommodation

Ground Floor: Vestibule, entrance hall, lounge, sitting room, dining room, kitchen, utility room and cloakroom.

First Floor: Double bedroom 1, double bedroom 2, bedroom 3 and bathroom.

Garden Grounds

The front garden is private with a high hedge and a path leads to the front door. To the rear there is a fully enclosed traditional walled garden with a southerly aspect. A patio area lies closest to the house and a step leads down to the far end of the garden, which has recently had attractive stone chips laid to replace the grass seen in the photos. A pedestrian gate leads out to the rear lane, where car access is given to the garage. The garage is integral with access from the utility room and has an electric up & over door.









IMPORTANT NOTES: 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming, if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs internally taken in April 2026 and externally in 2025.

ANTI MONEY LAUNDERING (AML) REGULATION: Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We cannot enter a business relationship with a purchaser until they have been identified Failure to provide required identification may result in an offer not being considered.

Tenure

Freehold

Local Authority

Aberdeen City Council

Council Tax

Band G

EPC

Band C


Services

Mains water, electricity and drainage | Gas central heating

Directions

From the west end of Union Street continue onto Alford Place and then Albyn Place; at the roundabout at Queens Cross take the third exit onto Fountainhall Road and Carlton Place is on the left hand side.

 [///comet.inches.boats](http://comet.inches.boats)

 Post Code: AB15 4BR

Viewings

Strictly by appointment with the Selling Agents.





Galbraith