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**2 THE CHANONRY**  
ABERDEEN

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## 2 THE CHANONRY, ABERDEEN

A commanding B-Listed detached period residence, located in the heart of Aberdeen with a double garage and walled garden grounds.

Aberdeen University 0.2 miles ■ Aberdeen International Airport 5.9 miles ■ Aberdeen Beach 2.7 miles

- 3 reception rooms. 5 bedrooms 3 bathrooms
- Detached B-Listed family home
- New décor/ flooring throughout
- Private gardens & double garage
- Versatile accommodation over 4 levels
- Idyllic Old Aberdeen location



**Galbraith**

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 OnTheMarket



### SITUATION

Old Aberdeen is a hidden gem in the northeast. A small town that was independent from Aberdeen between 1489 and 1891, Old Aberdeen, situated on the northern edge of the city of Aberdeen, is largely a conservation area, and retains a wonderful sense of history and an intriguing mixture of architecture. It is rich in historic buildings: some, like St Machar's Cathedral, date from the Middle Ages, and there are many period buildings of the 18th to early 19th centuries, mostly built in the local grey granite. The King's College campus of the University of Aberdeen is in Old Aberdeen and within walking distance of the property. Seaton Park, with its hidden walled garden and numerous riverside walks, is within minutes of the property and a wide range of wildlife can be seen there including ducks, swans, herons, otters, seals, red squirrels, and deer. The Donmouth beach is also nearby.

Situated relatively near to a main arterial route with an excellent local bus service, you are minutes from Aberdeen city centre which provides the amenities one expects of a modern city. There is a range of educational and recreational facilities and extensive indoor and outdoor activities all near the property. As well as the excellent bus services within the city, there are good links by air, rail and international flights being provided from Dyce International Airport.

### DESCRIPTION

Just visible over the beautiful walled garden that surrounds the boundary, 2 The Chanonry is beautiful 'B' listed property located at the start of the Chanonry walk and is part of the conservation area within Old Aberdeen believed to have been the former manse this four-storey residence was completed in the mid-1780s. The current owners have recently undertaken a sympathetic



programme of interior refurbishment including new carpeting and flooring throughout with fresh décor and the old kitchen has now been removed. The Chanonry has a certain timeless charm that resonates within the property, period features remain, and any new purchaser has the ideal opportunity to continue creating a unique family home. Most rooms benefit from high ceilings, original sash and case single-glazed windows, deep skirting, cornicing, and tiled fireplaces. Accommodation spans over four levels with the basement featuring a billiard room, utility room, stores, and wine cellar. The first level has wonderful public rooms, ideal for entertaining and relaxing. Outside, there are well-established gardens, outbuildings, and a double garage.

Upon approach, the entrance vestibule is accessed via a traditional hardwood door with single glazed windows. A part glazed door flows through to the beautiful reception room where a traditional staircase with turned wood handrail and iron balustrade leads to the upper floors. There is a further hallway leading to an inner hall which has a range of storage cupboards, and a door leads to a concealed staircase to the basement. The lounge is an exquisite room, with fresh neutral décor the main feature is the large fireplace with surround. Leading off the lounge is a family or second sitting room with garden access. The rear hall gives access to the dining room and shower room with a vestibule and exterior door leading to the courtyard. The dining room itself is a versatile room with period detail. A decorative fireplace also adds a focal point. The heart of the home is the generously proportioned dining kitchen which is ready for full renovation as desired. This sizeable room offers space for a range of wall and base mounted units as desired as well as ample space for informal breakfasting.



The first level hallway features a beautiful sash and case window allowing a high ingress of natural light to flood in. This level has three double bedrooms, two of which are served by a jack-and- jill bathroom. The top floor level has a further two bedrooms and a bathroom with a separate shower enclosure.

The basement level of the property has traditional stone flagstones, a variety of large stores and a wine cellar. There is access to a large games room which has natural light. The snooker table will remain.

### ACCOMMODATION

Entrance Vestibule, Reception Hall, Lounge, Sitting Room, Dining Room, Dining Kitchen and Shower Room.

First Floor: Two Double Bedrooms with Jack and Jill Bathroom and Double Bedroom.

Top Floor: Two Double Bedrooms and Bathroom.

### GARDEN GROUNDS

The property is enclosed by a high redbrick wall and locking gate. Well established mature trees provide even more privacy. Laid to lawn the front gardens do have patio spots to enjoy this oasis within the city. To the side and rear of the property, there is a cobbled courtyard entered from double gates and from here there is access to the store and basement, the property also benefits from a double garage.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band G	D

### POST CODE

AB24 1RP

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: device.runner.sands

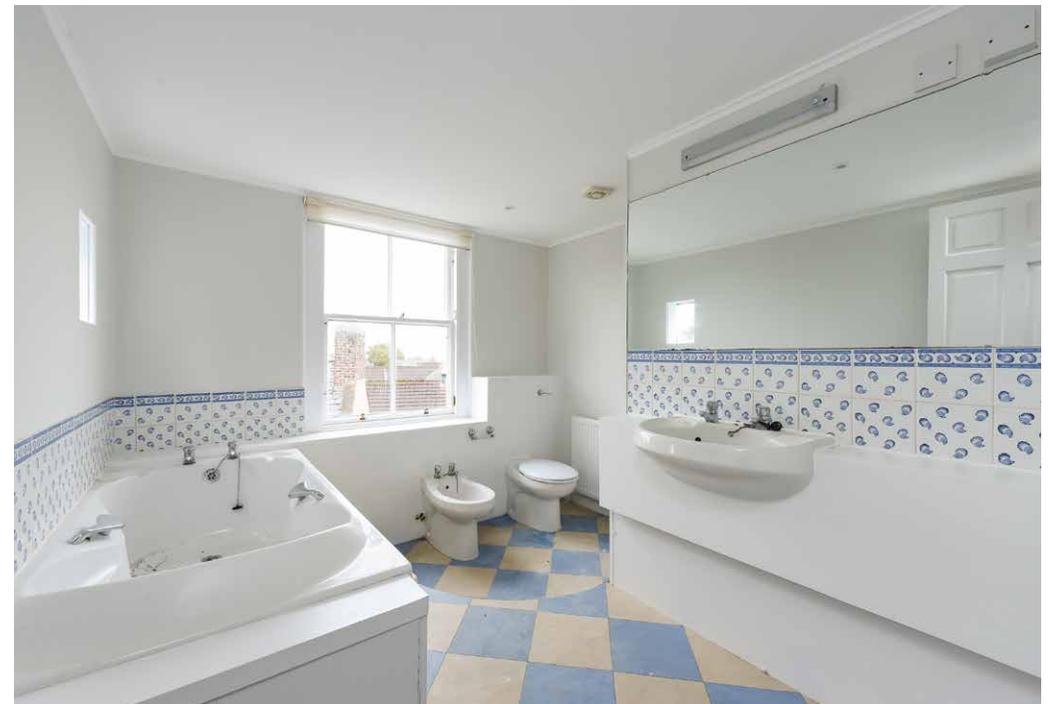
### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 are not able to 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.



### IMPORTANT NOTES

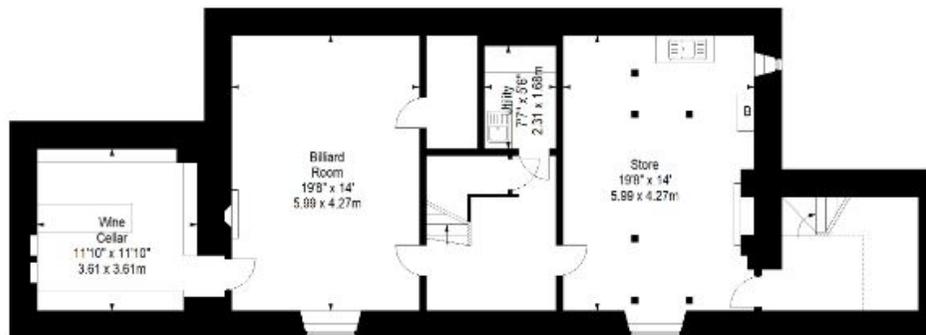
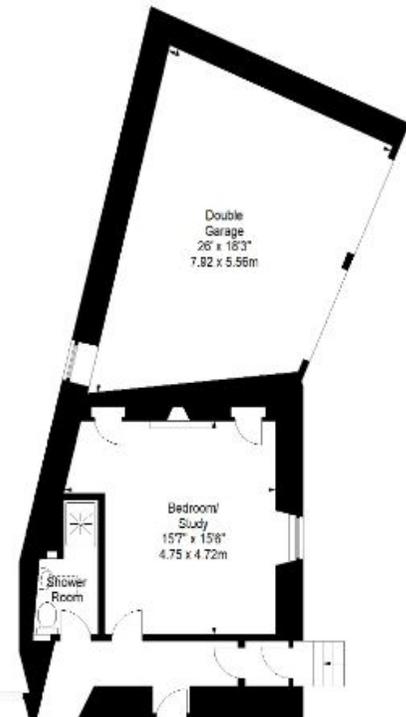
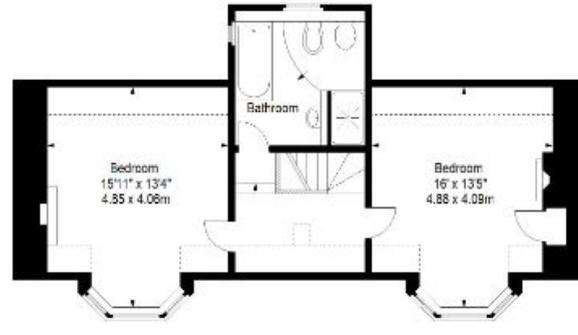
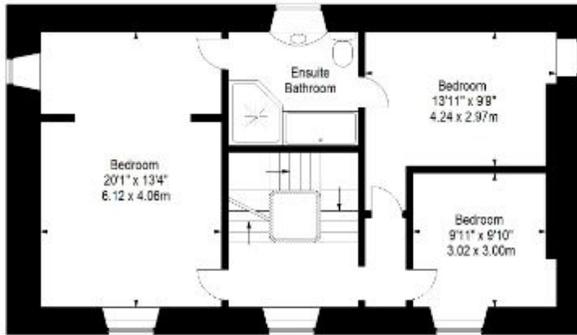
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 taken in August 2024



**The Chanorry,  
Aberdeen,  
Aberdeenshire, AB24 1RP**



Approx. Gross Internal Area  
3872 Sq Ft - 369.00 Sq M  
Double Garage  
Approx. Gross Internal Area  
348 Sq Ft - 32.42 Sq M  
For identification only. Not to scale.  
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**Galbraith**



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