



16 Kemnay Place | Aberdeen | AB15 8SG

Extended Four Bedroom Semi Detached Dwellinghouse

Offers Over £359,000

ACCOMMODATION

Lounge

16'5" x 13'8" (5.01m x 4.17m) approx.

Kitchen/Dining/ Family Room

31'0" x 14'2" (9.45m x 4.32m) approx.

Cloakroom

5'6" x 2'8" (1.68m x .81m) approx.

Master Bedroom

14'9" x 11'8" (4.5m x 3.56m) approx.

Bedroom

12'8" x 11'5" (3.86m x 3.48m) approx.

Bedroom

13'2" x 10'9" (4.01m x 3.28m) approx.

Bedroom

10'4" x 9'5" (3.15m x 2.87m) approx.

Shower Room

11'9" x 6'5" (3.58m x 1.96m) approx.

Utility Room

6'4" x 5'0" (1.93m x 1.52m) approx.

Gas Central Heating

Double Glazing

EPC Band C

We have pleasure in offering for sale this four bedroom semi-detached dwellinghouse which has been extended to provide impressive family accommodation.

To the front of the property is the lounge which is a bright, well appointed room with a large window allowing excellent natural light. To the rear the extension provides a stunning open plan area incorporating kitchen/dining/ family room. The kitchen is well fitted with an excellent range of units, built-in under oven, gas hob and extractor hood. There is also a door which give access to to the integral garage.

The family room has bi-folding doors to allow you to open the room up and incorporate the outside decking area, providing an excellent space for entertaining in the summer evenings.

To complete the ground floor is a cloakroom with two piece suite and an under stair storage cupboard.

On the upper floor there is a master bedroom with walk in wardrobe and three further bedrooms, two of which benefit from built in wardrobes. The shower room is spacious and has a central located shower, double wash hand basin set into vanity unit and further matching units. Also on this floor is a utility room with sink and mixer tap.

To the front of the property is a tarred drive which gives access to a large single garage, having utility area to the rear with sink and washing machine. The rear garden is private and is finished with lawn and a pleasing decking area.



Hallway



Lounge



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Kitchen / Dining / Family Room



Master Bedroom



Bedroom



Bedroom



Shower Room



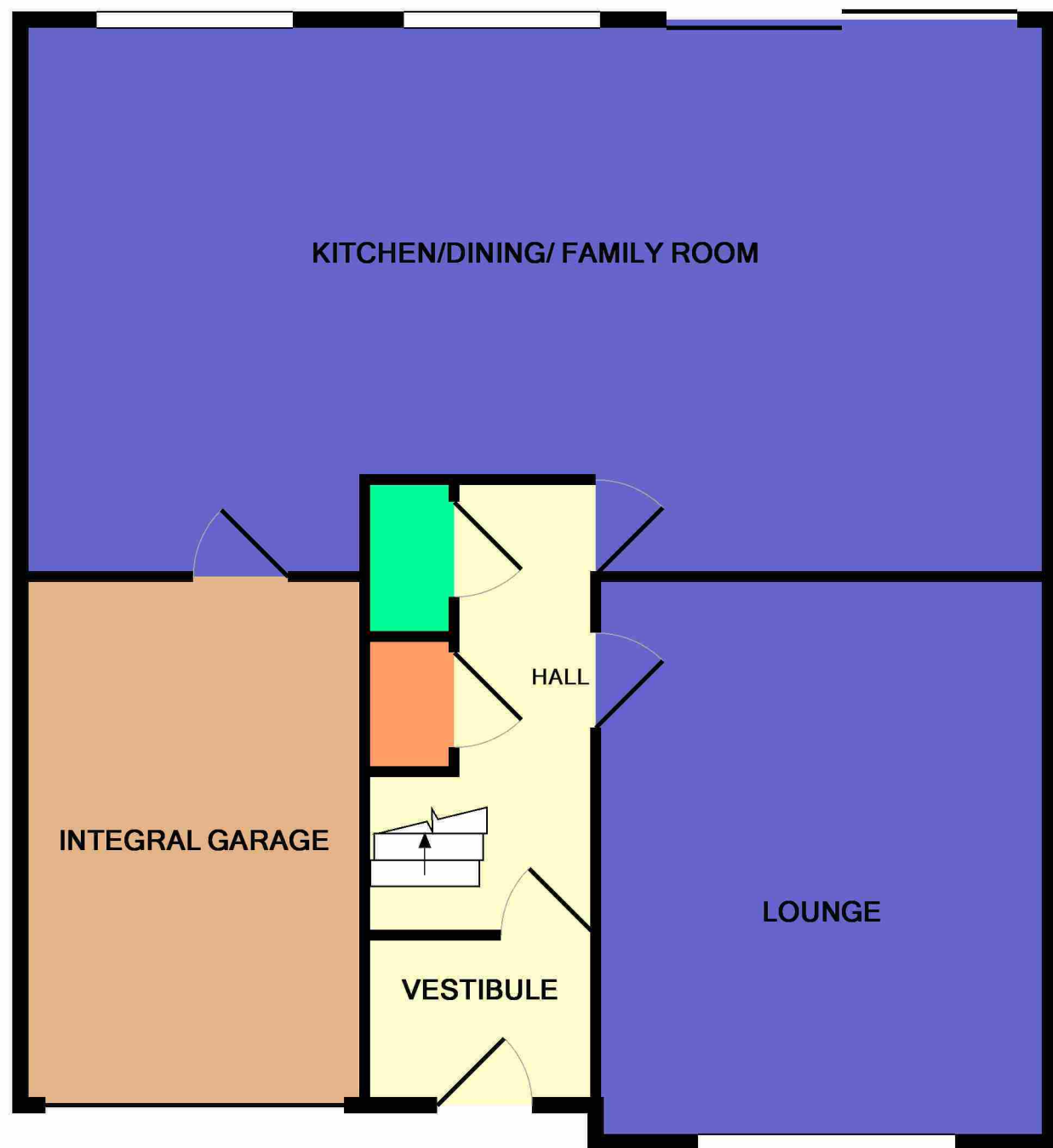
Garden



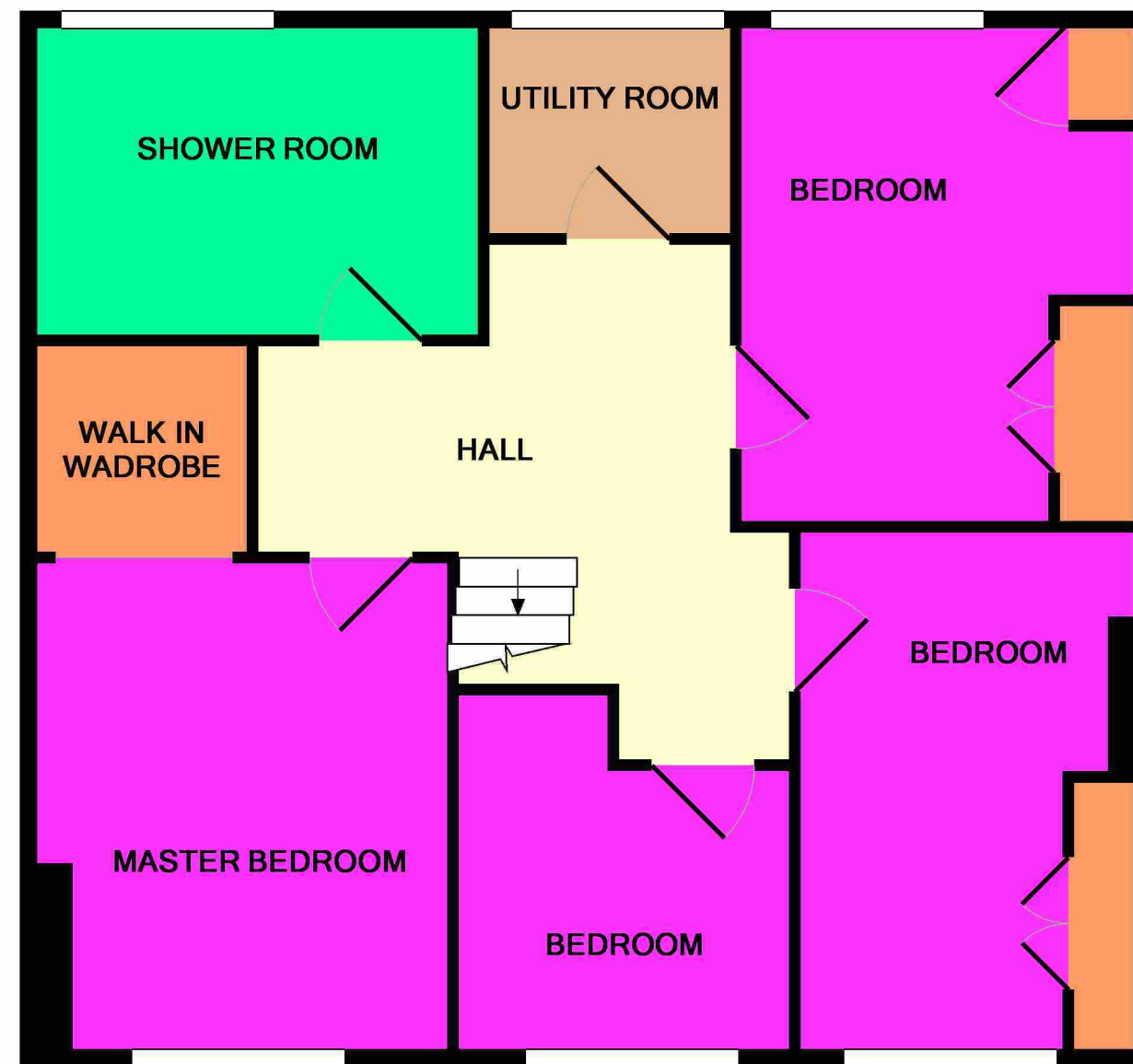
Garden



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travel from the city centre proceed onto Alford Place, Albyn Place and then onto Queens Road. Continue over the Anderson Drive roundabout and at the third set of traffic lights turn left into Springfield Road. Continue and take a right at the church onto Craigiebuckler Avenue and Kemnay Place is located a short distance along on the right.

Location

Kemnay Place is located to the west end of Aberdeen, well situated for a good range of local shops at Countesswells and excellent public transport to the city centre. The area is well served by excellent schools and is within walking distance of Hazlehead Park and golf courses. It also provides easy commuting to many parts of the city via the main Aberdeen ring road.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.