



6 Boyd Orr Place
Aberdeen, AB12 5SF

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Lounge



Dining Kitchen



Family Area

**6 Boyd Orr Place
Aberdeen, AB12 5SF**

**Immaculately presented detached four
bedroom family home**

- Beautifully finished & stylish throughout
- Exceptionally spacious lounge
- Stunning dining kitchen with family area
- Master bedroom with en-suite
- Three further bedrooms with built-in storage
- Garage and off-street parking for numerous vehicles



Immaculately presented detached four bedroom family home

Set within the immediate outskirts of the south of Aberdeen, we are delighted to present for sale this exceptionally spacious detached family home.

Ideally positioned in a quiet cul-de-sac, this immaculate dwellinghouse is finished to the highest standard throughout, with hall, stairwell, lounge and entire upper accommodation enjoying flooring installed less than a year ago. Added benefits include gas central heating with a Hive thermostat controlled combi-boiler which is just over a year old, double glazing, garage and off-street parking for a number of vehicles.

Upon entering the accommodation, the welcoming hallway has a large storage cupboard and houses the stairwell to the upper accommodation, as well as giving dual access to both the lounge and dining kitchen.

The lounge is exceptionally spacious, decorated in flattering neutral tones and is awash with light from the large window overlooking the front of the property.

The exquisite kitchen has a stylish contemporary feel, boasting a large range of base and wall units, finished in white high gloss, with contrasting wood effect worktops and housing a central island complete with breakfast bar. There is also ample space for both dining furniture and family seating area.

Completing the ground floor accommodation of this superb property is the utility room and cloakroom which boasts a white two-piece suite comprising WC and wash hand basin, housed in a stylish vanity unit.



Master Bedroom



Bedroom 2



Shower Room



Rear Garden

Ascending the staircase, the upper floor houses all four bedrooms and the family bathroom.

The luxurious master bedroom enjoys a pleasant outlook over the front of the property and boasts exceptional storage with two double wardrobes.

Directly accessed from the master bedroom is a convenient ensuite, comprising a white two piece suite with walk-in shower.

Bedrooms two, three and four are all neutrally decorated with the added benefit of built-in storage within each sizeable room.

Completing the accommodation is the family shower room which is fully tiled in white with accent border, a heated towel rail, double walk-in shower, WC and wash hand basin, housed in a vanity unit allowing for additional storage.

Externally, the rear garden is fully enclosed and enjoys beautiful views. Easily maintained, it comprises patio and decorative chips and is ideal for entertaining and al-fresco dining.

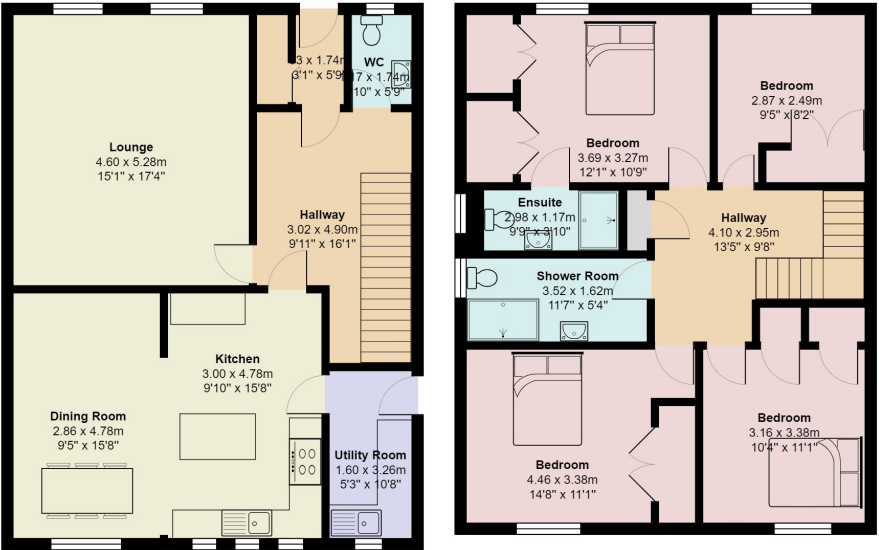
The property also benefits from a garage to the front and lock block driveway to the front of the property.

Early viewing is recommended for this exceptional property, ideal for modern family life.

Accommodation and plans

Lounge	15'1" x 17'4"	4.6m x 5.28m
Dining Room	9'5" x 15'8"	2.87m x 4.78m
Kitchen	9'10" x 15'8"	3m x 4.78m
Utility Room	5'3" x 10'8"	1.6m x 3.25m
WC	10'0" x 5'9"	3.05m x 1.75m
Master Bedroom	14'8" x 11'1"	4.47m x 3.38m
En Suite	9'9" x 3'10"	2.97m x 1.17m
Bedroom 2	14'8" x 11'1"	4.47m x 3.38m
Bedroom 3	10'4" x 11'1"	3.15m x 3.38m
Bedroom 4	9'5" x 8'2"	2.87m x 2.49m
Shower Room	11'7" x 5'4"	3.53m x 1.63m

6 Boyd Orr Place



Directions

From the west-end of Union Street, turn left onto Holburn Street and continue straight ahead to the roundabout. At the roundabout, turn left onto Great Southern Road and continue across the King George VI Bridge. At the roundabout, take the third exit continuing along Great Southern Road and on reaching the next roundabout continue straight ahead onto the Stonehaven Road. Turn second left into Nigg Way and then right into Boyd Orr Avenue and then second right into Boyd Orr Place. Number 6 is situated in a quiet cul-de-sac at the end of the street.

Location

Boyd Orr Place is situated in an area well served by local shops and public transport facilities with most parts of Aberdeen City being readily accessible by a variety of arterial routes, with the location being particularly convenient for the oil related offices at Altens and Badentoy. The location enjoys an array of public transport facilities and an excellent range of shopping facilities including ASDA and Sainsbury superstore at the nearby Bridge of Dee. Other attractions include the Duthie Park, including the Winter Gardens, and the opportunity to enjoy lovely walks along the banks of the River Dee.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.