



38 Ivanhoe Place | Aberdeen | AB10 7EF

Three Bedroom Semi-Detached Dwellinghouse

Offers Over £180,000

We are delighted to offer for sale this immaculately presented three bedroom semi-detached dwellinghouse offering the most enviable plot positioning. The property has been finished to the highest of standards throughout, one that can only truly be appreciated upon internal viewing and with its corner position in a wide cul-de-sac enjoys a fantastic generous driveway for multiple vehicles along with a private and sheltered rear garden which can still enjoy an abundance of natural sunlight.

Undoubtedly the property would be the ideal purchase for a variety of potential buyers being able to suit a wide range of individual requirements.

The accommodation itself firstly comprises of a welcoming entrance hallway which in turn provides access to the majority of the accommodation on this level and carpeted staircase to the first floor. The lounge is situated to the front of the property and offers a most stylish and attractive decor being able to accommodate a range of furnishings. The room leads into the conservatory via glass sliding doors allowing the natural light to flow through the property. This conservatory is a fantastic addition which can be utilised in a variety of ways to suit the purchaser, such as further family living space, dining space or a children's play area.

The kitchen is situated to the rear and has been fitted with a wide range of white gloss base and wall units providing ample storage and work surfaces whilst also offering integrated white goods such as the oven, microwave and dishwasher.

The kitchen also offers plentiful dining space along with a large pantry style storage cupboard and further storage/utility space adjacent to the rear entrance which allows space to add a free-standing fridge/freezer hidden from the main kitchen area.

To the first floor, there are two double bedrooms and a further single bedroom. All three rooms have been finished in an attractive decor with the second double bedroom featuring extensive fitted wardrobes and the master offering a free-standing wardrobe which would remain as part of the sale. The bathroom has been fitted with a modern white suite comprising a w.c., hand wash basin and shower over the L shaped bath.

To the rear, the property offers a fully enclosed rear garden which has been primarily laid to lawn with a woodchip area to the far back along with a patio ideal for outdoor dining and entertaining. The garden enjoys a most private and sheltered position and features a range of mature and colourful shrubbery, being a truly inviting space. To the front is the previously noted generous driveway which can accommodate multiple vehicles.

ACCOMMODATION

(Ground Floor)

Lounge
17'9" x 10'4" (5.41m x 3.15m) approx.
Kitchen
12'3" x 9'1" (3.73m x 2.77m) approx.
Conservatory
13'2" x 9'6" (4.01m x 2.9m) approx.

(First Floor)

Bedroom
12'5" x 5'9" (3.79m x 1.75m) approx.
Double Bedroom
12'6" x 8'4" (3.81m x 2.54m) approx.
Double Bedroom
14'1" x 9'7" (4.29m x 2.92m) approx.
Bathroom
8'3" x 5'5" (2.52m x 1.65m) approx.

Gas Central Heating

Double Glazing

Large Driveway for Multiple Vehicles

Rear Garden

EPC Band - D



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen



Conservatory



Master Bedroom



Double Bedroom



Single Bedroom



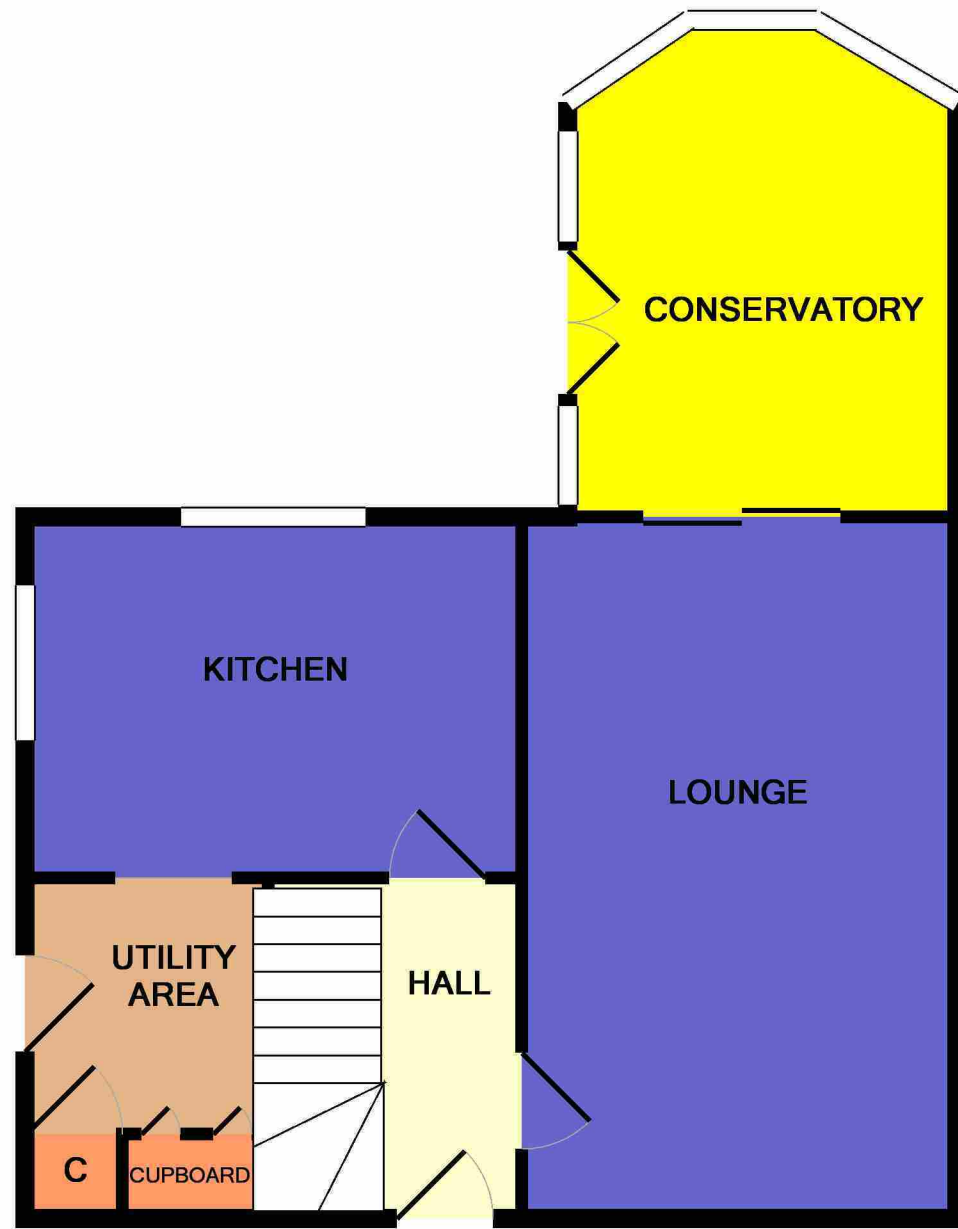
Bathroom



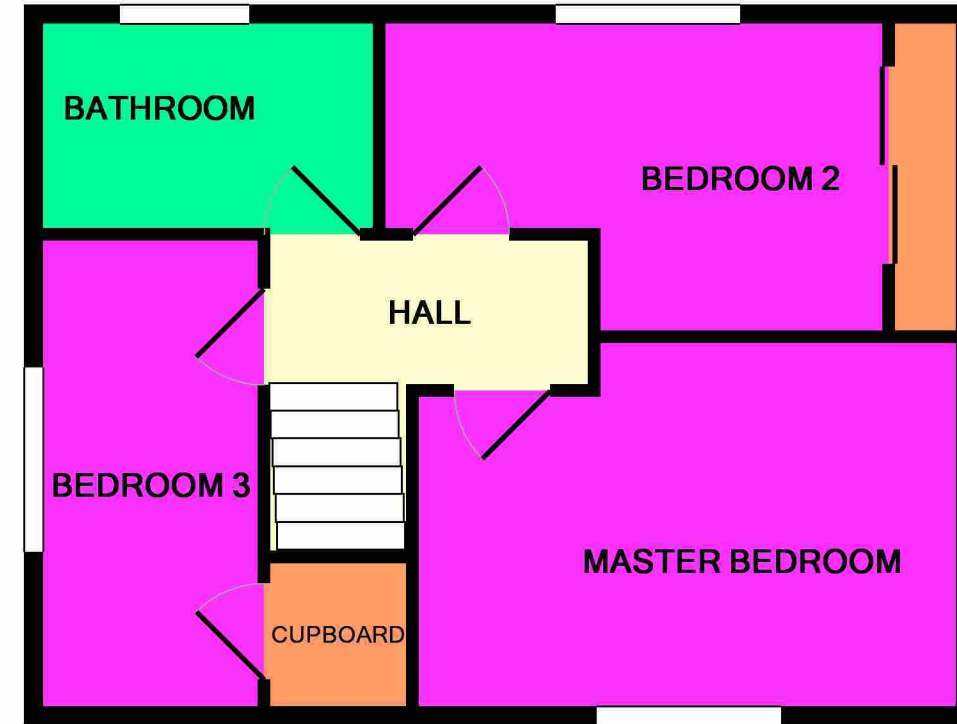
Garden



Garden



GROUND FLOOR

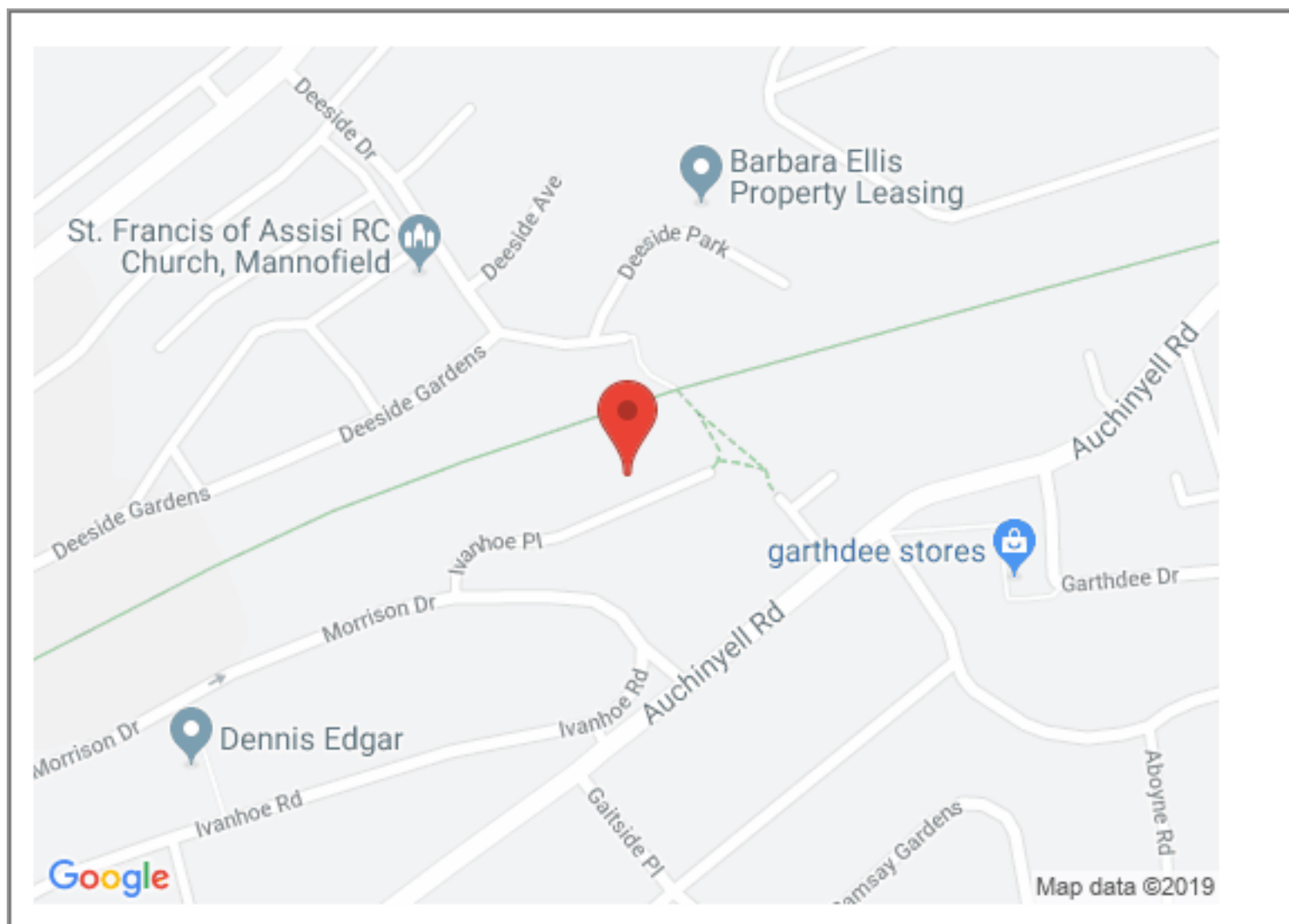


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07789 960224 / 07539
840428 or By Arrangement with Ledingham Chalmers on 01224
632500

Property location



Directions Travelling from the city centre continue onto Holburn Street, straight across the Great Southern Road roundabout and at the next small roundabout exit onto Broomhill Road. Continue all the way along Broomhill Road, proceeding over the roundabout at South Anderson Drive, taking you onto Auchinyell Road and turn right onto Morrison Drive. Continue and turn right again onto Ivanhoe Place, following the road to the very end with no 38 being the last property on the right.

Location Ivanhoe Place is situated in the popular Garthdee area, located to the south west of the city centre and benefiting from an excellent range of public transport facilities. Within walking distance is Robert Gordon University complex and there are good primary and secondary schools. A short distance from the property is a large retail park at the Bridge of Dee where there is a Sainsbury's, Asda, B&Q and further quality outlets. The area is also well placed for those working at Altens and Tullos and you have, for recreational purposes, the delightful old railway line for pleasant walks.

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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.