



4 Fintray Road | Aberdeen | AB15 8HL

Three Bedroom Semi Detached Dwellinghouse with Garage

Offers Over £259,000

Situated with a quiet and established residential area, we offer for sale this attractive three bedroom semi detached dwellinghouse. The property is offered in immaculate order throughout with fresh neutral decor creating a bright and airy family home.

Entering the home into the hall, two generous reception rooms with central fireplaces are currently used as a lounge and a dining room but would lend themselves to a variety of purposes to suit modern family life.

The kitchen is fitted with a range of white wall, base and drawer units overlaid with roll front work surfaces, incorporating various free-standing appliances.

From here, access is gained into the conservatory, a useful additional reception room providing a most pleasant outlook across the rear garden.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. Two generous double bedroom each boast built-in wardrobes as well as ample space for a range of free-standing furniture. The third bedroom to the front of the home features dual aspect windows and would make for an ideal children's bedroom.

The home is completed by the family bathroom which has been fitted with a three piece suite comprising W.C., wash hand basin and bath with electric shower over.

Outside the property benefits from beautifully maintained gardens to both the front and rear, with the front garden having a driveway to the side which leads up to the single garage. The rear garden is fully enclosed and comprises areas of lawn, patio and stone chips, finished with mature bushes and shrubs.

ACCOMMODATION

Ground Floor

- Lounge  
15'3" x 12'5" (4.65m x 3.79m) approx.
- Dining Room  
13'8" x 12'2" (4.17m x 3.71m) approx.
- Kitchen  
10'5" x 7'7" (3.18m x 2.31m) approx.
- Conservatory  
15'9" x 7'3" (4.8m x 2.21m) approx.

First Floor

- Bedroom  
12'6" x 12'4" (3.81m x 3.76m) approx.
- Bedroom  
12'6" x 11'6" (3.81m x 3.51m) approx.
- Bedroom  
9'4" x 7'6" (2.85m x 2.29m) approx.
- Bathroom  
8'8" x 6'6" (2.64m x 1.98m) approx.

To be included in the sale are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods and timber shed. Furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band D



**Hallway**



**Lounge**



**Lounge**



**Dining Room**



**Kitchen**



**Conservatory**





**Bedroom 1**



**Bedroom 1**



**Bedroom 2**



**Bedroom 2**



**Bedroom 3**



**Bedroom 3**



**Bathroom**



**Garden**

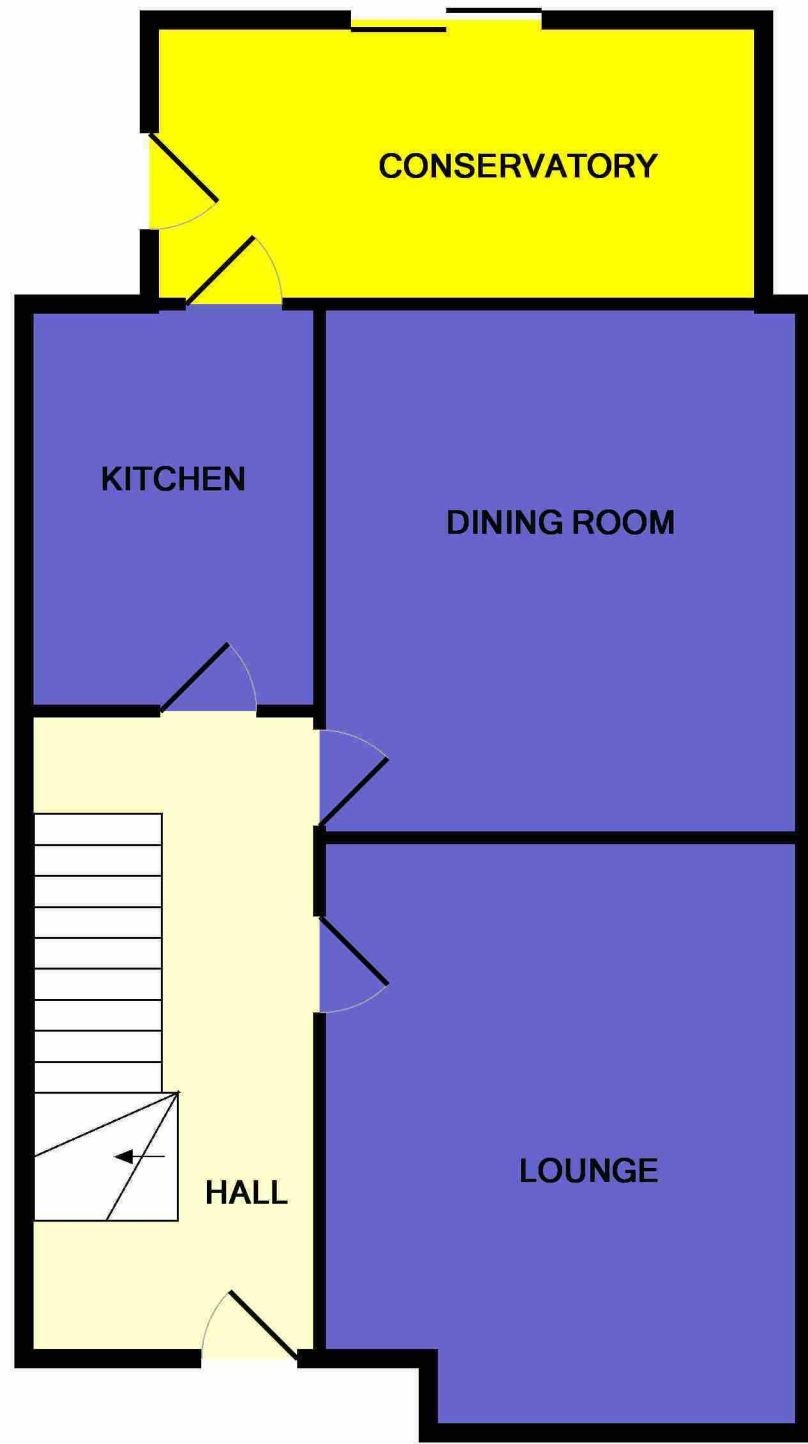




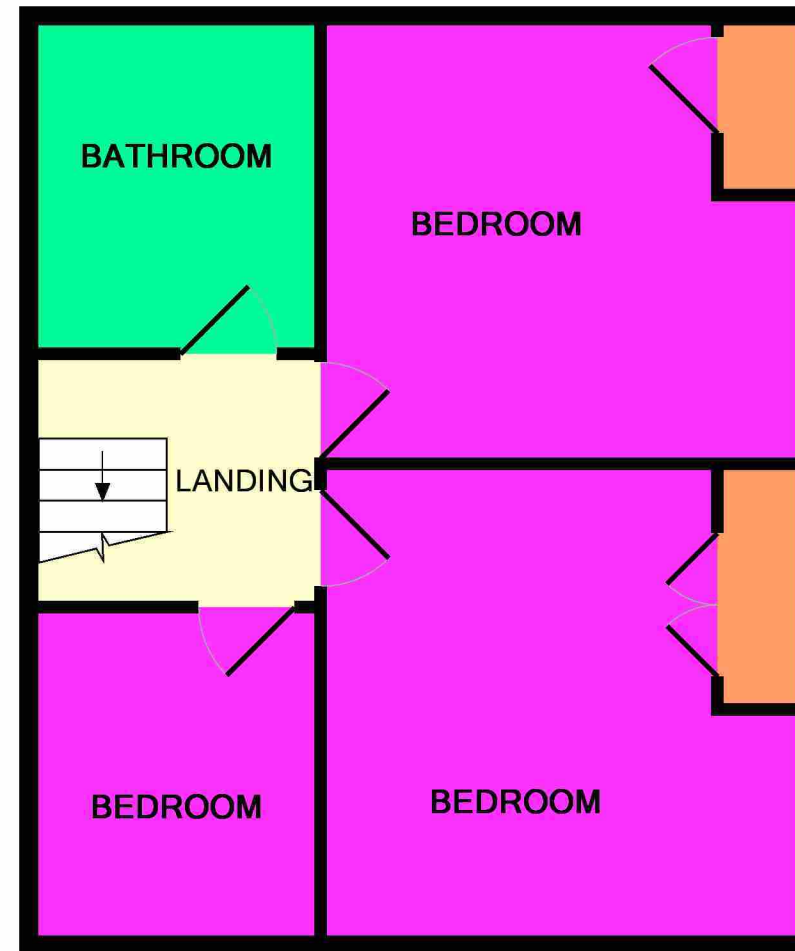
**Garden**



**Garden**



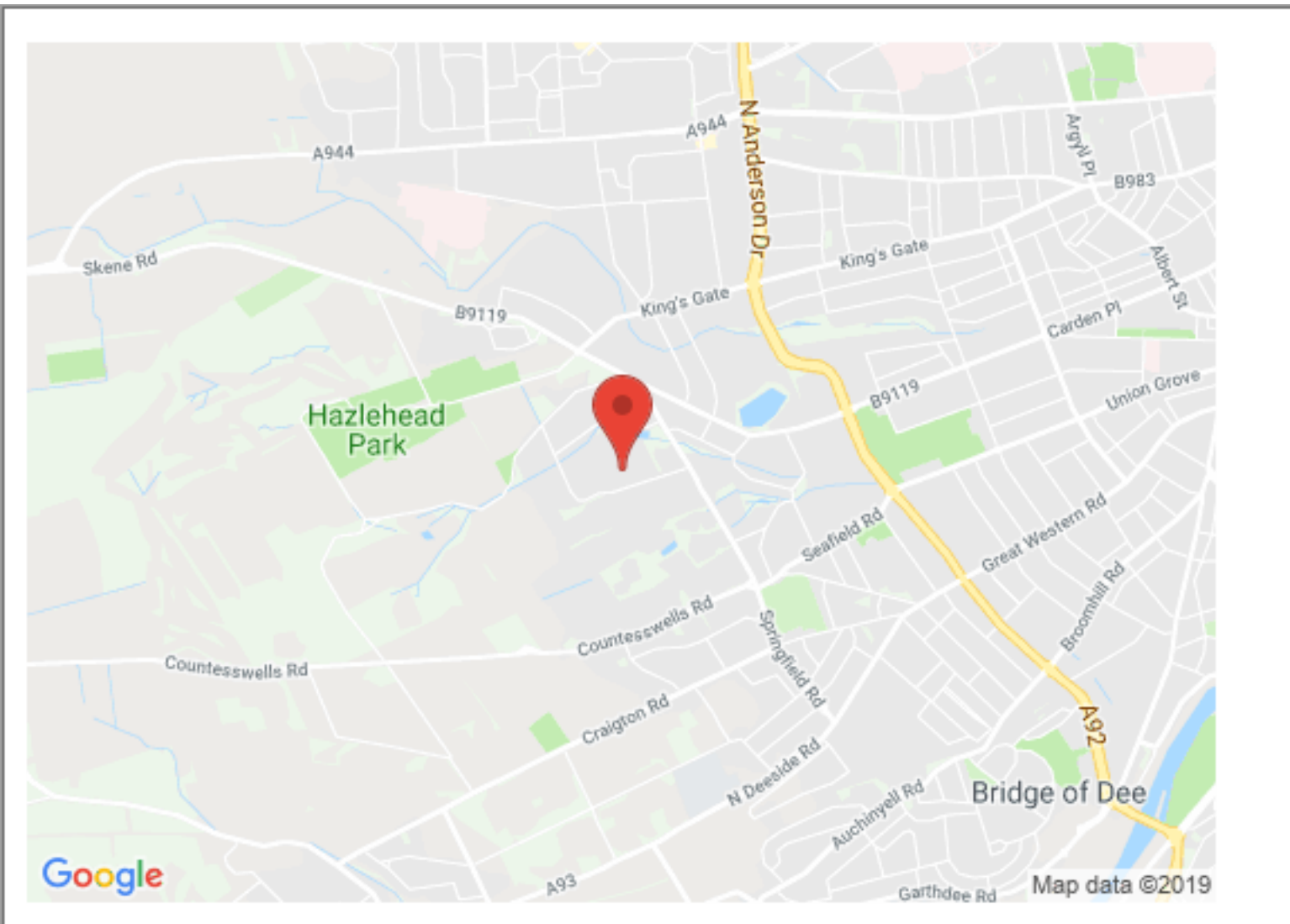
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



## Directions

From the city centre, travel west along Queens Road. Continue ahead at the Anderson Drive roundabout and turn left at the traffic lights onto Springfield Road. Take the third right onto Craigiebuckler Avenue and then the second right onto Kildrummy Road. Take the first left onto Fintray Road and number 4 is on the right hand side.

## Location

Craigiebuckler is an established residential area to the west of the city centre. The area is popular with families and is well served with a variety of shops, services and community facilities. The property is well located for easy access to the industrial and commercial estates at Westhill, Bridge of Don and Dyce as well as the south of the city.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.com)

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.