



28 Airyhall Place
Aberdeen, AB15 7RH

ledingham
chalmers
estate agency



Lounge



Dining room



Dining kitchen

28 Airyhall Place Aberdeen, AB15 7RH

Beautifully presented three bedroom semi-detached family home with lovely gardens, large driveway and garage.

- Family home with many attractive features
- Modern and fresh decor and flooring throughout
- Well appointed kitchen, utility room and bathroom
- Three good sized bedrooms
- Attractive gardens with patio seating areas
- Gas central heating and double glazing



Three beds.



One bathroom.



Two public rooms.

Beautifully presented three bedroom semi-detached family home with lovely gardens, large driveway and garage.

We are pleased to offer for sale this charming three bedroom granite semi-detached dwellinghouse with off street parking and single garage, situated within a popular residential area in the West end of Aberdeen city. Having been presented to the highest of standards, this family home is truly in ready to move into condition and has been carefully styled in soft modern tones, with quality flooring and a well appointed kitchen and bathroom.

The property has been well maintained both internally and externally. The exclusive garden to the front and the superb rear garden offer privacy and seclusion in a central yet tranquil location. Combining the generous room proportions, quality flooring and immaculate decor throughout makes this a most special home. The welcoming vestibule has a handy cupboard for coats and shoes and leads to the light and airy hallway with attractive wood flooring and fresh neutral decor. A well placed WC is located under the stairs.

Viewers will surely be impressed with the stunning, expansive lounge, with elegant proportions and a superb, curved bay window which overlooks the garden to the front. Natural light floods in and the focal fireplace emphasises the warmth of the room. The wood flooring and fresh crisp white decor create a tranquil atmosphere and a room to be enjoyed in all seasons.

Set on semi open plan to the lounge, the accommodation flows into the delightful dining room and kitchen. The wood flooring emphasises the easiness of the space and it is perfect for entertaining.



Utility room



Bedroom



Bathroom



Garden

The French doors not only give access to the garden and that inside/outside feeling but allow a high degree of natural light to flood in. The well appointed kitchen itself has a window overlooking the garden and a comprehensive range of cream base and wall units solid oak work surface. Inset to the peninsular bench is the induction hob with high seating to the adjacent side for social cooking. The attractive roof mounted extractor makes a pleasing feature in the kitchen, as does the split farmhouse style door to the utility room.

The rear utility room is very well appointed and offers a second inset cooker, and the usual white goods, sink and door to the garden.

On the upper level, the master bedroom is front facing with a bank of fitted wardrobes with space saving doors and ample space for free standing furniture. Bedroom two is equally sizeable with the same light fresh decor and a range of fitted wardrobes and cupboards. Bedroom three has been currently set up as a child's nursery with a calming pallet of neutral tones and quality carpeting. The fitted wardrobes offer again a wealth of storage to this home.

Completing the accommodation is a large bathroom with white bathroom suite and separate shower enclosure.

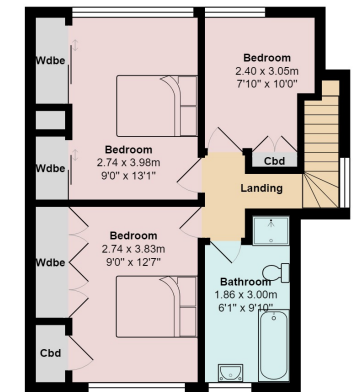
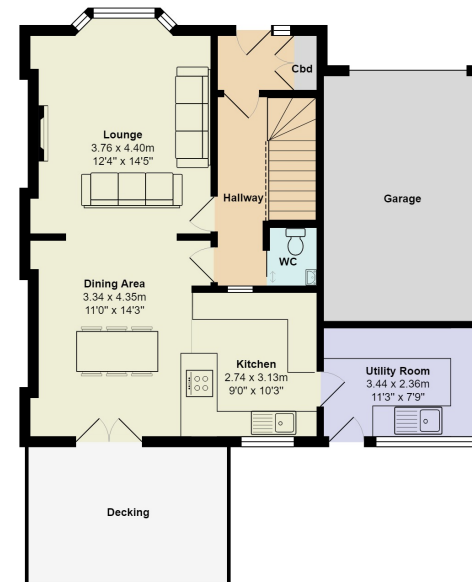
On the outside, the front garden has a low maintenance area of stone chips and mature planting, a large driveway gives parking for several vehicles and a car port attached to the single garage allows for further coverage. A gate leads to the rear garden.

Featuring a decked patio and second paved patio with raised planters, lawn and creative planting the rear garden is an oasis of greenery and a great place to relax, dine and entertain throughout the seasons.

Accommodation and plans

Lounge	12'4" x 15'5"	3.76m x 4.7m
Dining area	11'0" x 14'3"	3.35m x 4.34m
Kitchen	9'0" x 10'3"	2.74m x 3.12m
Utility room	11'3" x 7'9"	3.43m x 2.36m
Bedroom	9'0" x 13'1"	2.74m x 3.99m
Bedroom	9'0" x 12'7"	2.74m x 3.84m
Bedroom	7'10" x 10'0"	2.39m x 3.05m
Bathroom	6'1" x 9'10"	1.85m x 3m

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Directions

From Aberdeen travel west on Great Western Road, straight on at the lights at Anderson Drive and continue through Mannofield. Turn right onto Springfield Road and proceed to the traffic lights. Turn left onto Craigton Road and Airyhall Place is the second road on your right. Number 28 is the last house on the right.

Location

Airyhall place lies within a well-established residential area to the west end of the city. The area enjoys a wealth of local amenities including a range of shops, primary and secondary education and a regular bus service to the city centre. The city centre is easily accessible, as is the city's main arterial route.

Arrange a viewing

Viewing By appointment telephone **07977619577** or 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.