



61 Provost Rust Drive
Aberdeen, AB16 7DD

ledingham
chalmers
estate agency



Lounge



Dining Kitchen



Bathroom

**61 Provost Rust Drive
Aberdeen, AB16 7DD**

Deceptively Spacious Three Bedroom Semi-Detached Family Home

- Lovingly maintained family home
- Spacious lounge with feature fireplace
- Well-equipped kitchen with space for dining
- Three large bedrooms, each offering built-in storage
- Ground floor bathroom with three piece suite
- Outstanding rear garden with patio and lawn area



Three beds.



One bathroom.



One public room.

Deceptively Spacious Three Bedroom Semi-Detached Family Home

Located in an ever-popular and well-established residential area, we are delighted to present for this spacious three-bedroom semi-detached family dwellinghouse. Having been lovingly maintained over the years, this property presents an ideal opportunity for those looking to put their own mark on a generously proportioned family home.

Upon entering the property, a welcoming vestibule gives additional privacy to the entrance of the home and offering storage options via the built-in cupboard. The vestibule then gives way to the brightly lit hall which is finished with natural decor, delightfully offset by dark wood skirting, door frames and mid-height dado rail, continuing onto the elegant balustrade of the stairwell to the upper floor, which boasts a large under-stair cupboard for additional storage.

The lounge is of generous proportions and is overflowing with light from the large bay window. The fresh decor theme continues from the hall and a charming fireplace gives an elegant focal point for this room, with two recessed alcoves adding to the traditional feel.

The kitchen is well-equipped, boasting a range of base and wall units finished in farmhouse style wood effect, contrasting worksurfaces, with all appliances to be included in the sale price. Space for dining is also available and direct access to the rear garden is offered via a small rear porch, which also benefits from an additional storage cupboard.

Completing the ground floor accommodation is the family bathroom which comprises bath with mains shower, sink pedestal with charming shell style trim and WC.



Bedroom One



Bedroom Two



Rear Garden



Rear Garden

Ascending the stairwell to the upper floor, bright and airy landing gives access to all bedrooms and also houses a large cupboard offering good storage.

Bedroom one enjoys a pleasant front aspect and is spacious in size, affording an array of space for free standing furniture, in addition to two built-in cupboards.

Bedroom two is also generous in size, with pleasant views over the rear garden and boasting a wealth of storage within the quadruple built-in wardrobe with sliding doors.

Bedroom three is another spacious bedroom with built-in cupboard and rear aspect.

Outside, the rear garden creates an ideal haven to enjoy the outdoors. Set on a split level, a large patio provides a fantastic spot for al-fresco dining and entertaining. Ascending a small set of steps, a superb lawn area with some mature bushes and trees surround is home to a delightful summer house which will remain within the sale price.

To the front, a charming low level dyke with gate gives way to a stepped pathway to the property, neatly surrounded by low maintenance shrubbery.

The property is to be sold as seen, with furniture within the property to be included within the sale price.

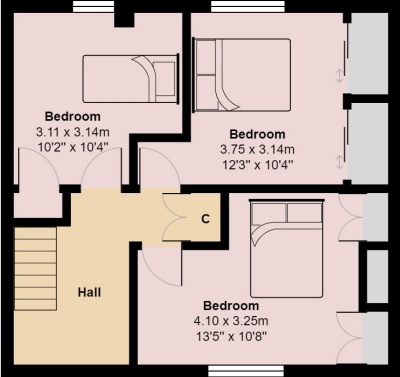
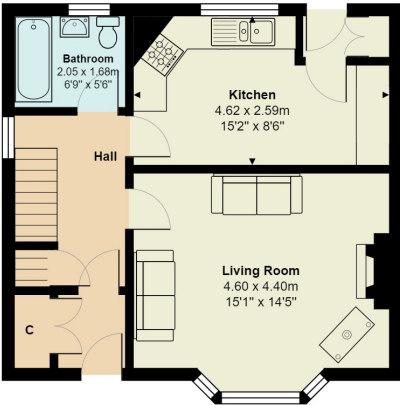
Early viewing is encouraged to see the potential of this outstanding family home.

The subjects are of a non-traditional form of construction known as BISF (British Iron and Steel Federation). The roof is of pitched design with steel trusses and clad externally in metal sheeting. This form of construction may not meet with lending criteria of some lending institutions. A suitable source

Accommodation and plans

Lounge	15'1" x 14'5"	4.6m x 4.4m
Kitchen	15'2" x 8'6"	4.62m x 2.59m
Bathroom	6'9" x 5'6"	2.06m x 1.68m
Bedroom One	13'5" x 10'8"	4.09m x 3.25m
Bedroom Two	12'3" x 10'4"	3.73m x 3.15m
Bedroom Three	10'2" x 10'4"	3.1m x 3.15m

61 Provost Rust Drive



Directions

From the city centre travel north along North Anderson Drive and take the first exit at the Rosehill roundabout onto Provost Rust Drive. Take the first left, then right and continue along where number 61 is location along on the left hand side.

Location

Provost Rust Drive is situated to the North of Aberdeen City Centre and is conveniently located for Aberdeen International Airport at Dyce, Aberdeen Royal Infirmary at Foresterhill and the main Aberdeen Ring Road, giving easy access to all parts of the City. Local primary and secondary schools are situated nearby and the area also benefits from local shops. Excellent public transport facilities are situated close by and provide access to the city centre.

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.