



35 Whitehills Wynd

Charleston Grange, Cove, Aberdeen, AB12 3UG

ledingham
chalmers
estate agency



Lounge



Kitchen/Family Room



Kitchen/Family Room

**35 Whitehills Wynd
Charleston Grange, Cove, Aberdeen, AB12
3UQ**

**High quality three bedroom detached new
build plot**

- Exceptional plot built by prestigious Kirkwood Homes
- High specification and finishes throughout
- German designed kitchen with integrated appliances
- Exquisite bathrooms with quality sanitary ware
- Master bedroom with en suite
- Two further bedrooms with built-in storage



Three beds.



Two bathrooms.



Two public rooms.

High quality three bedroom detached new build plot

Kirkwood at Charleston Grange is located in the appealing Aberdeen suburb of Cove, and offers a friendly community, popular with couples and young families who desire a suburban lifestyle.

With a versatile and well-considered layout, 'The Craig' has been the most popular 3 bedroom detached home across all Kirkwood developments and enjoys high quality specification throughout, including oak finished internal doors, an array of integrated kitchen appliances, and bathrooms and en suites fitted with leading brand sanitary ware.

Upon entering the property, the spacious entrance hall is host to the stairwell for the upper floors, with excellent under-stair storage.

The hall in turn leads to the lounge which is of generous proportion, awash with natural light from large window overlooking the front garden, and offers a superb space for a range of furniture.

Perfect for modern life is the open plan kitchen, dining and family room which offers a fantastic space for family meals or entertaining friends, with further space to unwind with loved ones at the end of a busy day.

French doors to the rear garden brings the outdoors in with a natural flow of light. The stylishly designed kitchen is manufactured by German company Hacker and boasts stunning worksurfaces, a wide range of base and wall units and offers an array of integrated appliances.

Conveniently located from the kitchen is the utility room which offers the perfect space for laundry and comes complete with stainless steel sink and drainer, also providing direct access to the rear garden.



Master Bedroom



En Suite



Bedroom Two



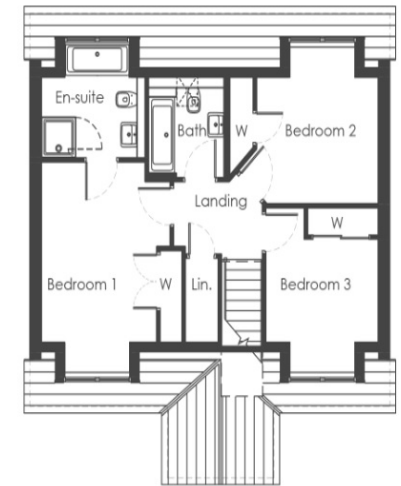
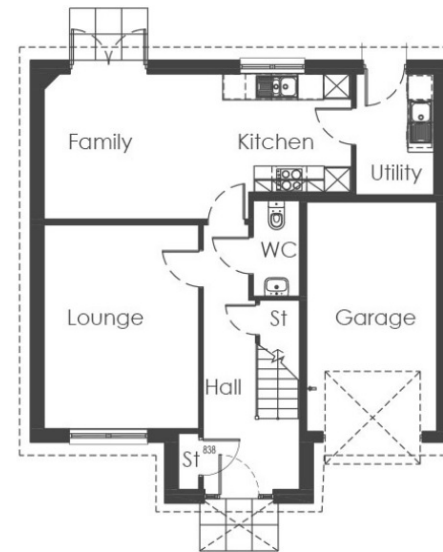
Bedroom Three

Completing the lower level accommodation is the cloakroom which comprises the WC and wash hand basin for convenience. Ascending the stairwell to the first floor, there are three double bedroom all of which are generously proportioned and boast built-in wardrobes, offering both shelved and hanging storage options. The master bedroom is sure to impress, boasting a substantial space for free standing furniture, built-in wardrobe and fantastic en suite with bath, separate shower enclosure, WC with concealed cistern and wash hand basin, nestled within a stylish vanity unit.

A well-appointed family bathroom is also located on this floor, extensively tiled in contemporary fashion and boasting bath with shower, WC with concealed cistern, wash hand basin housed within a vanity unit, and flattering ceiling spotlights. Externally to the front, a lock block driveway provides off street parking and leads to the garage with power and light. Fully enclosed, the rear garden is ideal for children and pets alike and has a delightful patio area, perfect for al-fresco dining and entertaining, and rotary dryer. Now entering the final phase of 3 and 4 bedroom homes at Charleston Grange, each home promises to offer a superior specification and designed with modern family life in mind. The thriving high street, with its range of businesses, ensures everything you need is right on the doorstep, whilst a scenic coastal walking route can be found nearby. Charleston Grange also enjoys a close proximity to the city centre, the A90 and AWPR - allowing for excellent connectivity to the North and South. Early viewing is essential to ensure the opportunity to purchase this exceptional family home is not missed! There are outstanding incentives are on offer with this plot – please enquire for further details. Please note that the images are of the show home and are for illustration purposes only.

Accommodation and plans

Lounge	11'5" x 15'5"	3.48m x 4.7m
Kitchen/Family Room	23'4" x 11'0"	7.11m x 3.35m
Utility Room	5'10" x 8'11"	1.78m x 2.72m
WC	3'6" x 7'2"	1.07m x 2.18m
Master Bedroom	11'3" x 15'5"	3.43m x 4.7m
En Suite	9'0" x 8'4"	2.74m x 2.54m
Bedroom Two	10'9" x 11'6"	3.28m x 3.51m
Bedroom Three	10'0" x 12'0"	3.05m x 3.66m
Bathroom	6'7" x 7'4"	2.01m x 2.24m
Garage	9'9" x 17'3"	2.97m x 5.26m



Directions

Travel along the A96, Wellington Road, and continue straight ahead at the Altens roundabout. Turn left at the traffic lights onto Charleston Road North. Follow the road round for some distance with the development being signposted on the left hand side.

Location

Charleston, Cove is a popular expanding community situated on the south side of Aberdeen which is well served by local shops and by public transport facilities. The Aberdeen ring road and AWPR, most parts of Aberdeen City including the oil related offices on the outskirts of the city are all within relatively easy walking distance. The area also offers the opportunity to enjoy a variety of outdoor pursuits including walks along the east coastline.

Arrange a viewing

Viewing by appointment telephone 01224 542730 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.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 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.