



**3 Craigton Avenue**  
Aberdeen, AB15 7RP

ledingham  
chalmers  
estate agency





Porch



Lounge

### 3 Craigton Avenue Aberdeen, AB15 7RP

Traditional granite semi detached in popular residential area

- Generous living accommodation, period features
- Lounge, sun lounge, kitchen
- Three bedrooms, bathroom
- Mature garden to the rear
- Good potential



**Three** beds.



**One** bathroom.



**Two** public rooms.



## Traditional granite semi detached in popular residential area

Located in a pleasant tree lined street in the city's west end this traditional granite semi detached dwelling house with single garage is offered for sale. Spanning two floors, the property offers generous living accommodation with good sized rooms and period features. Although in need of a degree of modernisation the property offers great potential and would be an excellent opportunity for those looking for a property which they can decorate and upgrade to their own specification.

The entrance vestibule has a door leading to the hall which has a staircase leading to the upper floor. The lounge has a rear aspect, tiled fireplace with open chimney and sliding doors leading to the sun lounge which overlooks the rear garden. The kitchen is fitted with a range of storage cupboards and has a useful walk in under stair cupboard providing good storage. Completing the ground floor layout is Bedroom Three which has a square bay window to the front. This room could be used as an additional reception room if required.

The upper hall is afforded good natural light from a window on the half landing. There are two generous double bedrooms, one with good storage and a front aspect, the second having a pleasant outlook over the rear garden and giving access to the loft. The wet room has a walk in shower area, white wc and wash basin set into vanity unit.

There is a tidy garden to the front laid in lawn with borders and a low granite wall.

The fully enclosed garden to the rear has a sunny south west facing aspect. It is laid in lawn with mature shrubs, perennials and spring bulbs.

There is a drive at the front providing off street parking and leading to a single garage with double doors.



Bedroom



Garden

## Accommodation and plans

Porch	19'5" x 8'3"	5.92m x 2.52m
Lounge	14'5" x 11'7"	4.4m x 3.53m
Bedroom	14'1" x 12'1"	4.29m x 3.68m
Kitchen	10'4" x 7'6"	3.15m x 2.29m
Bedroom	12'10" x 8'10"	3.91m x 2.69m
Bedroom	12'0" x 13'7"	3.66m x 4.14m

## Directions

Travel west along Great Western Road, A93 and after the traffic lights with Anderson Drive pass the parade of shops on the left. After Mannofield Church on the right turn right on to Craigton Road. Turn left into Craigton Avenue and No 3 is located on the right hand side.

## Arrange a viewing

Viewing By Appointment Telephone 07511 214179 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.