



85 Burns Road
Aberdeen, AB15 4NT

ledingham
chalmers
estate agency



Lounge



Dining Ktchen

**85 Burns Road
Aberdeen, AB15 4NT**

**Three/four bedroom semi -detached family
home**



Four bed.



One bathrooms.



Two public room.

Three/four bedroom semi -detached family home

Located in a popular tree lined street in the City's west end this immaculate semi- detached dwelling house with gardens to the front and rear is offered for sale. Presented in good decorative order throughout the property has well proportioned and versatile rooms. The decoration is fresh and tasteful with co-ordinating flooring. The current owners have well maintained the property to a high standard and recently installed a worchester bosch system boiler/ central heating system. The result is a superb family home with a light and airy atmosphere which could suit a variety of purchasers.

Instantly appealing, the reception hall doorway has a beautiful stained glass window panel. The lounge is a warm and comfortable room with front aspect, ceiling coving and neutral light decor. The picture window allows a high degree of natural light to flood in. There is a single bedroom opposite the lounge and a well appointed bathroom with separate shower enclosure. A second double bedroom is located on the ground floor and has a view to the rear garden. The heart of this fine home must surely be the open plan family/dining/kitchen. The family room has carpeted flooring a feature fireplace and leads on to the dining kitchen. There is an open tread staircase to the upper accommodation. The large dining kitchen has a sunny rear aspect and views over to the rear garden. There is a good range of wall and base mounted units with all white goods to remain. The feature roof beams add character to this room and there is a glazed rear door access to the garden.



Family Room



Garden

Accommodation and plans

Lounge	12'8" x 12'6"	3.86m x 3.81m
Family Room	12'8" x 14'5"	3.86m x 4.4m
Double Bedroom	11'6" x 9'8"	3.51m x 2.95m
Bedroom	9'10" x 7'11"	3m x 2.41m
Kitchen	12'6" x 12'4"	3.81m x 3.76m
Bathroom	7'0" x 7'0"	2.13m x 2.13m
Double Bedroom	13'6" x 9'0"	4.12m x 2.74m
Double Bedroom	13'6" x 6'7"	4.12m x 2.01m

Directions

Travelling from Union Street continue onto Holburn Street and take the first right onto Union Grove. Continue straight across the roundabout with Forest Avenue and Burns Road is the second opening on the left.

Arrange a viewing

Viewing By Appointment Telephone 07925997047 or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Icea.com

85 Burns Road



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.