



16 Queens Den | Aberdeen | AB15 8BW

FOUR BEDROOM DETACHED EXECUTIVE DWELLINGHOUSE

Offers Over £420,000

We are delighted to offer for sale this most attractive and spacious four bedroom detached executive dwellinghouse which is situated in a highly desirable, small, exclusive development. Built by Malcolm Allan to a particularly high standard, the property features well proportioned accommodation which spans two floors.

The lounge which runs the full length of the property is a neutrally decorated room with bay window to front and further window to rear allowing it to enjoy the best of natural light and finished with an attractive marble fireplace with living flame gas fire. On semi open plan to this is an elegant dining room which overlooks a pleasing conservatory. The conservatory, situated to the rear, has double doors giving direct access out to the garden and is completed with tiled flooring. Accessed from the dining room is the dining kitchen which features a superb range of John Lewis base and wall units completed with granite work surfaces, one and a half bowl sink and drainer with mixer tap, finished with tiled splashbacking and illuminated by under unit lighting. Built-in oven with Combi microwave/oven above, gas hob finished with stainless steel splashbacking and overhead extractor hood. The utility room has base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer, space and plumbing for washing machine and exterior door. To complete the ground floor accommodation is a cloakroom with two piece suite.

The upper floor has a spacious master bedroom with triple mirror door wardrobe, en suite shower room with Aqua panelled cubicle having electric shower, wash hand basin set into unit and WC with tiling to rear. There are three further well proportioned bedrooms all benefiting from built-in wardrobes and cupboard space and the bathroom is fully tiled with a corner bath having an electric shower, wash hand basin set into unit, bidet and WC.

The property is serviced by full gas central heating, double glazing and has an alarm system. There is excellent provision of storage space throughout and a large fully insulated loft.

ACCOMMODATION

- Ground Floor
- Vestibule
- Hall
- Lounge
- 26' x 11'7" (7.93m x 3.53m) approx.
- Dining Room
- 15'8" x 11' (4.78m x 3.35m) approx.
- Conservatory
- 17'4" x 11'10" (5.28m x 3.61m) approx.
- Dining Kitchen
- 11'8" x 10'7" (3.56m x 3.23m) approx.
- Utility Room
- 7'2" x 6'2" (2.18m x 1.88m)
- Cloakroom
- Frist Floor
- Hall
- Master Bedroom
- 12' x 10'8" (3.66m x 3.25m) approx.
- En Suite Shower Room
- 11' x 5' (3.35m x 1.52m) approx.
- Bedroom
- 15'8" x 10'7" (4.78m x 3.23m) approx.
- Bedroom
- 15'4" x 11'7" (4.67m x 3.53m) approx.
- Bedroom
- 12'4" x 9'9" (3.76m x 2.97m) approx.
- Bathroom
- 11' x 7' (3.35m x 2.13m) approx.

To be included in the sale price are all fitted floorcoverings, curtains, blinds and light fitments, with washing machine and further items of furniture available by separate negotiation.



Hall



Lounge



Lounge Alternative View



Dining Room



Dining Room Alternative View



Conservatory



Dining Kitchen



Dining Kitchen Alternative View



Master Bedroom



Bedroom



Bedroom



Bathroom



Garden to Front



Garden to Side



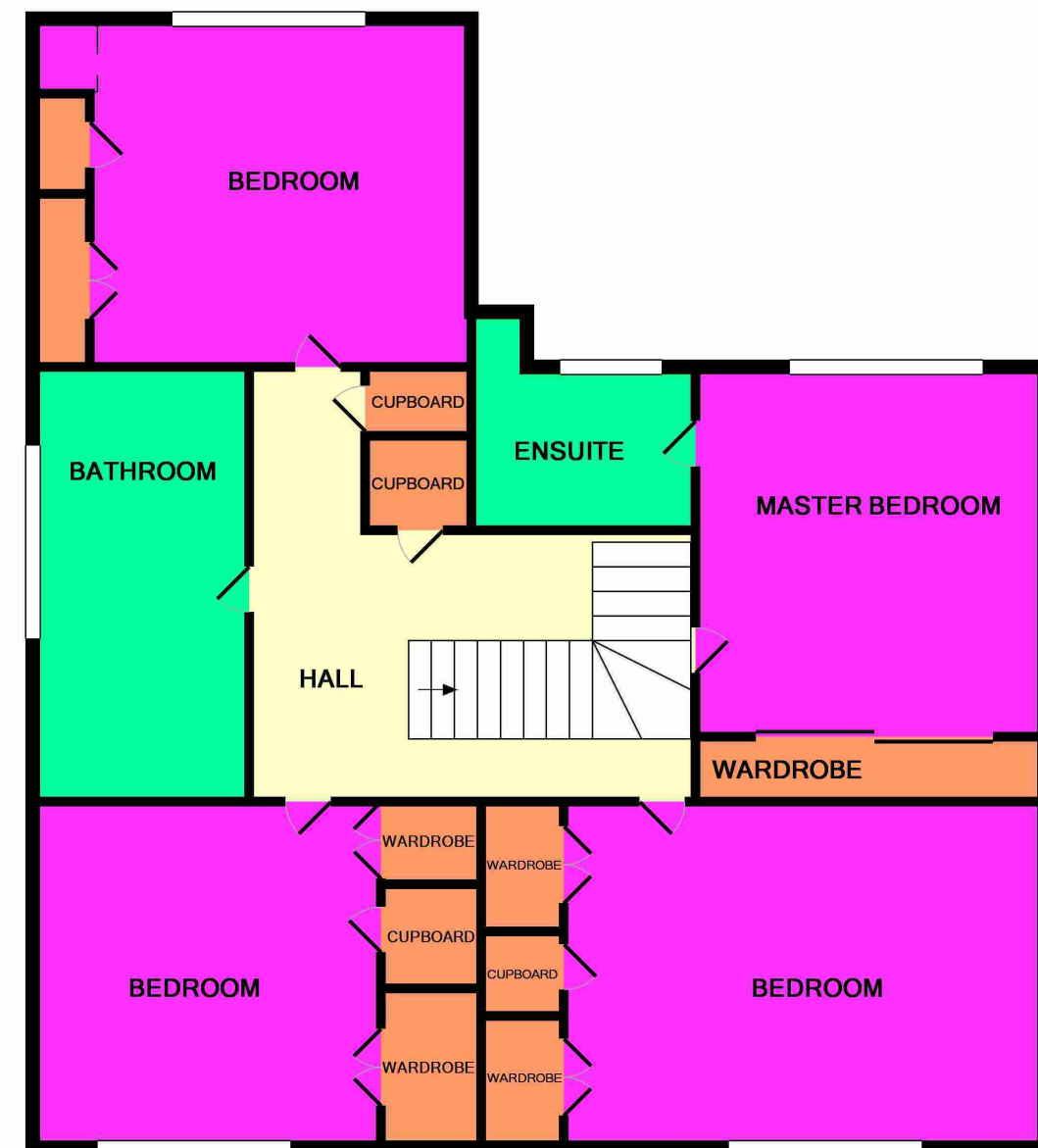
Garden to Rear



Garden to Rear



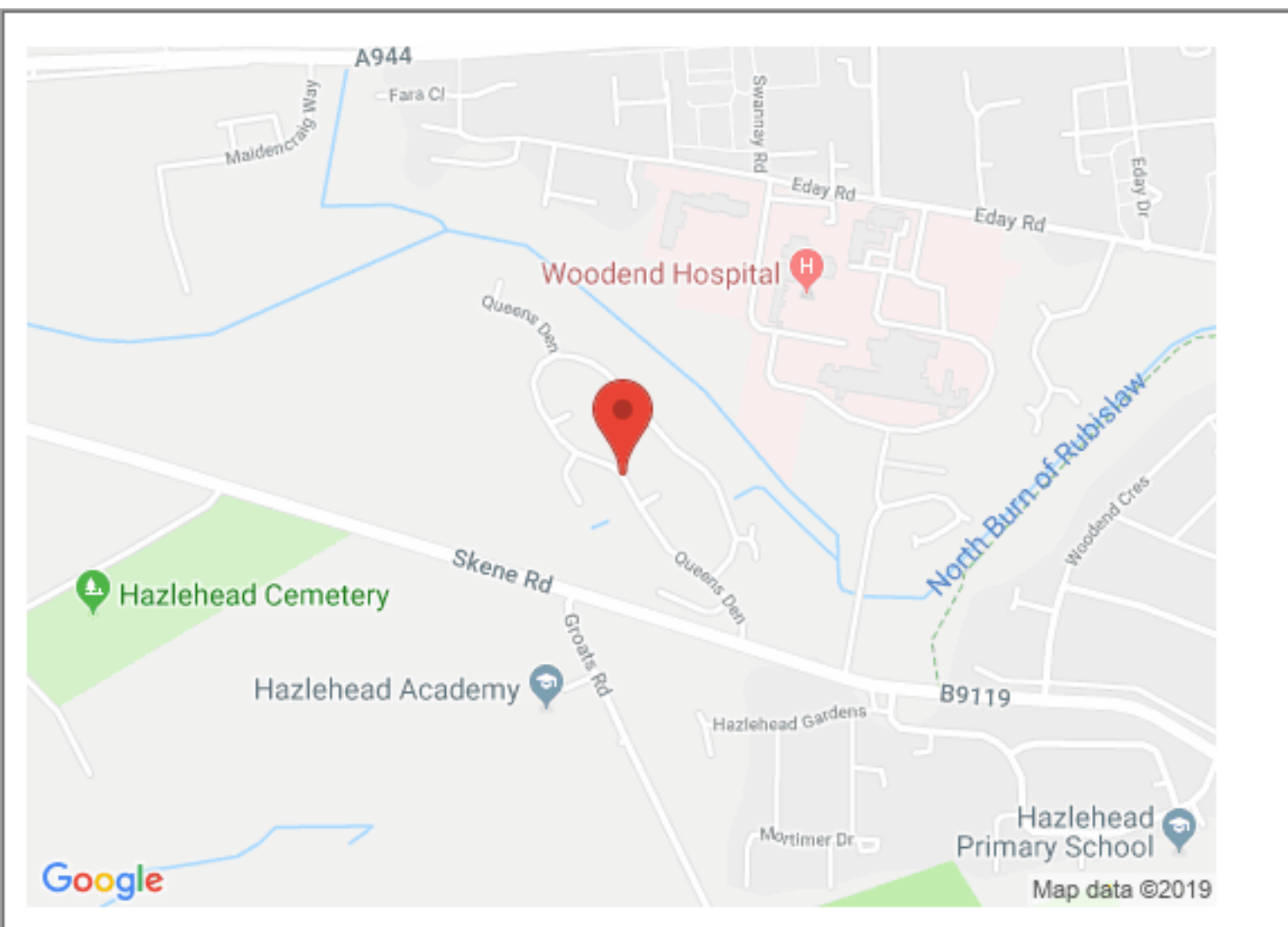
GROUND FLOOR



1ST FLOOR

Floor Plans

Property location



Directions

Travelling from Union Street continue onto Alford Place, Albyn Place and thereafter straight out Queens Road. Continue across the Hazlehead roundabout proceeding towards Woodend Hospital which is situated on the right hand side, take the next opening on the right onto Queens Den and the property is situated facing you on the corner of the second access road on the right.

Location

Queens Den is situated close to Hazlehead, it is a small exclusive development built by Malcolm Allan and is within walking distance of Hazlehead itself with its children's play areas, nine and 18 hole golf courses. The area is well catered for by both primary and secondary schools and on Queens Road there is an excellent provision of public transport facilities. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south of the city and it is ideally placed for commuting to Kingswells and Westhill where there are large oil related office complexes.

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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 close 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.