



**159 Broomhill Road**  
Aberdeen, AB10 6JQ

ledingham  
chalmers  
estate agency





Lounge





Dining room



Kitchen

**159 Broomhill Road  
Aberdeen, AB10 6JQ**

**Spacious three bedroom semi-detached  
granite home with garage and sizeable  
garden**

- Located in a desirable residential area of Aberdeen city
- Spacious accommodation with charming period features
- Fantastic rear garden with areas of patio and lawn
- Driveway provides off street parking for two cars
- Single garage located to the side of the property



**Three beds.**



**One bathroom.**



**Two public rooms.**



## Spacious three bedroom semi-detached granite home with garage and sizeable garden

Located in a desirable residential area within Aberdeen's city centre, we are delighted to offer for sale this well appointed three bedroom semi-detached granite home. The property benefits from gas fired central heating and double glazing and offers an excellent level of adaptable living accommodation over two floors.

Upon entering the welcoming hallway you are greeted by a light and airy feeling which continues throughout the property. The character and period features are also evident through the traditional floor tiles and panelling.

The lounge is located to the front of the property and is flooded with light and character through placement of a striking bay window. The feature fireplace creates an elegant focal point for the room with two alcoves either side being the perfect place for additional lounge furniture or storage.

Towards the rear of the property is the large dining room, with glorious views over the rear garden and patio area. The room benefits from well maintained period features including wooden flooring and ceiling cornice.

The kitchen is also located to the rear of the property and is fitted with modern wood effect wall and base units with contrasting work top. An under stair cupboard provides a great location for a fridge/freezer.



Bedroom one



Bedroom two





Office/bedroom three



Rear garden

The utility room is accessed off of the kitchen and is fitted with a range of base units to provide ample storage and additional work top space. There is enough room for both a washing machine and tumble dryer, which are both included in the sale. A door provides access to the rear garden.

Ascending the stairs to the first floor, gives access to three good sized bedrooms and family shower room. Bedroom one is peacefully located to the rear of the property with lovely views over the rear garden and beyond and benefits from two good sized built-in cupboards. Bedrooms two and three are located to the front of the property with bedroom two also benefiting from two good sized built-in cupboards. Bedroom three has been turned into a substantial office by the current owners which perfectly suits at home working or studying. The modern shower room completes the property's accommodation, featuring stylish built-in storage and sizeable walk-in shower.

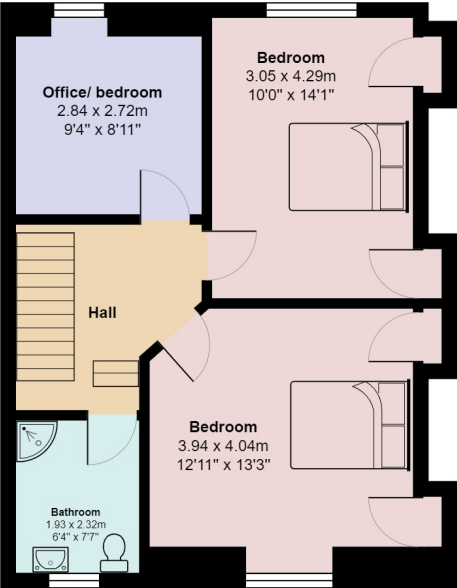
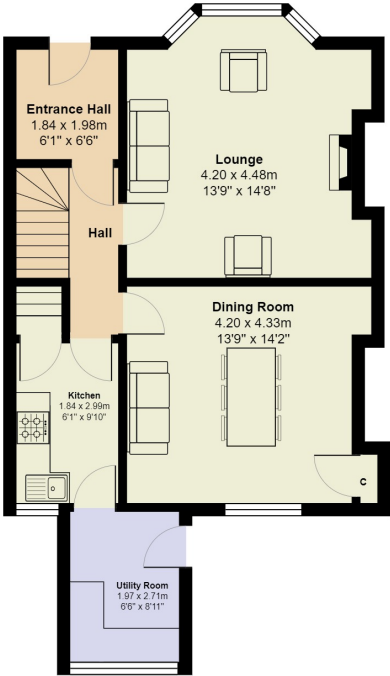
Externally the property benefits from two gardens one to the front and an other to the rear. The front garden has a sizeable driveway which provides off street parking for two cars, along with an area of mature shrubbery which adds some colour and character. The single garage is located to the side of the property.

The multilevel rear garden is a fantastic size, with large area of patio being a great entertaining and social space. Stairs from the patio lead down to the generous area of lawn and further patio area at the bottom of the garden where the garden shed is located. The garden is filled with well manicured areas of shrubbery and trees.

The property is sold with all curtains/blinds, light fittings, fitted carpets, washing machine, tumble dryer, gas oven/hob, fridge freezer and garden shed included in the sale.

Accommodation and plans

Entrance hall	6'1" x 6'6"	1.85m x 1.98m
Lounge	13'9" x 14'8"	4.19m x 4.47m
Dining room	13'9" x 14'2"	4.19m x 4.32m
Kitchen	6'1" x 9'10"	1.85m x 3m
Utility room	6'6" x 8'11"	1.98m x 2.72m
Bedroom one	12'11" x 13'3"	3.94m x 4.04m
Bedroom two	10'0" x 14'1"	3.05m x 4.29m
Bedroom three/Office	9'4" x 8'11"	2.85m x 2.72m
Bathroom	6'4" x 7'7"	1.93m x 2.31m



## Directions

From Holburn Junction travel south along Holburn Street and proceed straight ahead at the traffic lights with Great Western Road. At the roundabout with Great Southern Road continue straight ahead on Holburn Street. Take the second exit at the mini roundabout on to Broomhill Road.

## Location

Broomhill Road enjoys easy access to many city centre amenities with Union Street Aberdeen's main thoroughfare only some 15 to 20 minutes walk from the property. Local shops and amenities are available on the door step as is regular public transport to many parts of the city including the Robert Gordon's Campus at Garthdee which is also within walking distance. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen airport and the hospital complex at Foresterhill.

## Arrange a viewing

Viewing By appointment telephone 07710 475789 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.