



56 Craighton Road | Aberdeen | AB15 7UN

Five Bedroom End Terraced Dwellinghouse

Offers Over £545,000

We are most delighted to offer for sale this impressive five bedroom end terraced dwellinghouse in a sought after west end location of Aberdeen. The property offers fantastically proportioned accommodation throughout being presented to an incredibly high standard whilst retaining beautiful original features. The property presents a unique opportunity to purchase such a prestigious property presented in this 'move in' condition.

The property initially features a sizeable entrance vestibule leading to the main hallway and allowing access to further accommodation on this level. The main formal lounge is a large stylish room with bay window facing to the front of the property and enjoying an abundance of natural light. The room is focused around the impressive feature fireplace and offers space for a wide range of furniture. The property offers a further family room towards the rear with patio doors opening out to the delightful rear garden, a most versatile room which could be utilised to suit the purchasers own individual requirement.

Leading to the kitchen on an open plan layout is the dining room, a sizeable space easily accommodating a full dining set leading to the stylish modern kitchen. The kitchen has been fitted with a wide range of stylish base and wall units providing ample storage and work surfaces with co-ordinating work tops. Integrated white goods such as the fridge, oven, gas hob are all to be included within the sale price. The kitchen further leads to the conservatory, another versatile room currently utilised as casual dining space and opening to the rear garden. To complete the ground floor accommodation is the cloakroom offering a w.c and hand wash basin.

To the first floor, there are three generous double bedrooms including the Master which are all capable of hosting multiple pieces of furniture and enjoy a stylish neutral decor. The master bedroom additionally offers an en suite shower room fitted with enclosed shower cubicle, w.c. and hand wash basin. The main bathroom also occupies the first floor and offers a suite comprising a w.c., hand wash basin and shower over bath with most attractive feature tiling.

The property further offers two sizeable double bedrooms on the second floor, one of which is currently utilised as a storage room. A further shower room is also situated on this level offering a w.c., hand wash basin and enclosed shower cubicle .

To the rear, the property features a garden which offers a sizeable patio area ideal for outdoor dining and entertaining along with a lawn area to the far end offering a beautiful display of mature and colourful shrubbery with further patio areas. Access is also granted to the garage offering off-street parking, the garage is fitted with both power and light.

Truly the property can only be appreciated upon internal viewing which is highly recommended to fully understand the sizeable and well presented accommodation on offer.

It is also worth noting that several pieces of furniture may be available via separate negation.

Ground Floor

Lounge

15'2" x 17'6" (4.62m x 5.34m) approx.

Family Room

12'5" x 13'2" (3.79m x 4.01m) approx.

Cloakroom

5'1" x 3'4" (1.55m x 1.02m) approx.

Dining Room

10'6" x 13'9" (3.2m x 4.19m) approx.

Kitchen

14'4" x 10'2" (4.37m x 3.1m) approx.

Conservatory

10'2" x 15'8" (3.1m x 4.78m) approx.

First Floor

Bathroom

10'1" x 7'6" (3.07m x 2.29m) approx.

Double Bedroom

14'2" x 10'2" (4.32m x 3.1m) approx.

Double Bedroom

12'8" x 13'6" (3.86m x 4.12m) approx.

Master Bedroom

18'3" x 13'6" (5.56m x 4.12m) approx.

En-Suite

7' x 3'5" (2.13m x 1.04m) approx.

Second Floor

Double Bedroom

13'8" x 12'9" (4.17m x 3.89m) approx.

Shower Room

9'2" x 9'4" (2.79m x 2.85m) approx.

Double Bedroom

13' x 9'7" (3.96m x 2.92m) approx.

Gas Central Heating

Double Glazing



Lounge



Lounge



Family Room



Dining Room



Kitchen



Conservatory



Master Bedroom



En-Suite



Double Bedroom



Double Bedroom



Bathroom



Double Bedroom



Shower Room



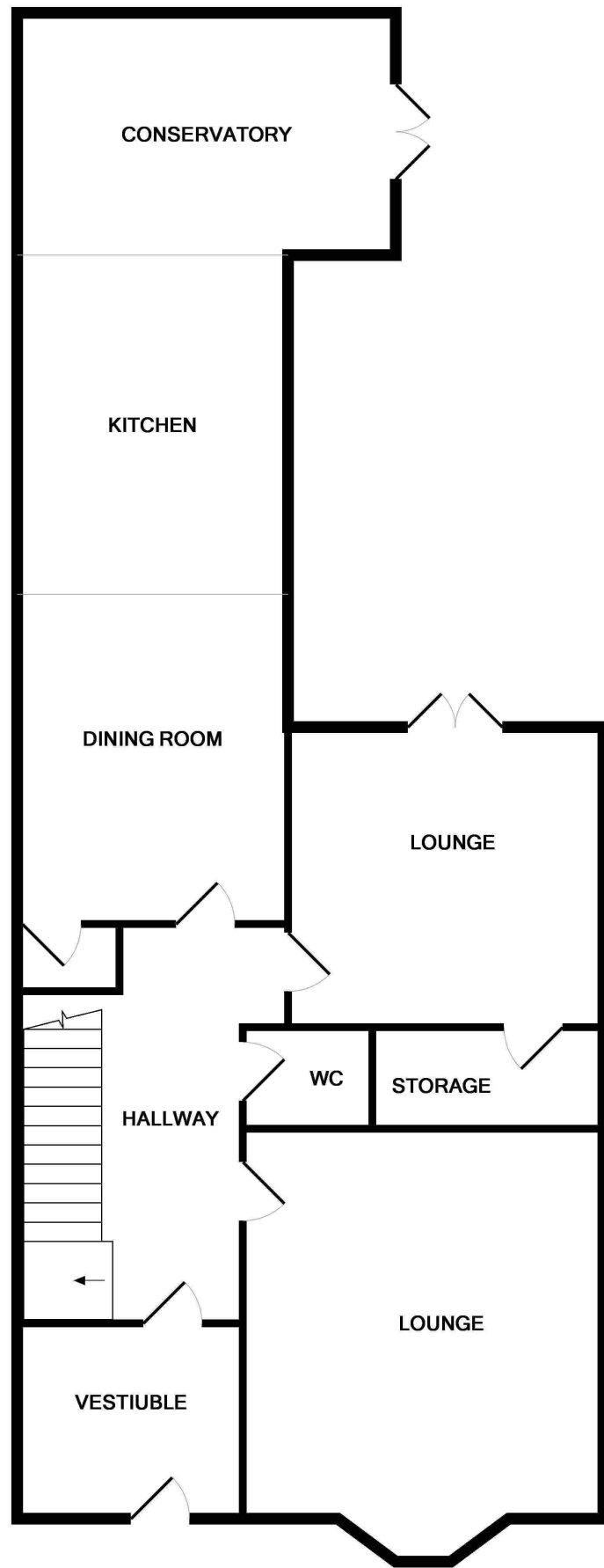
Patio



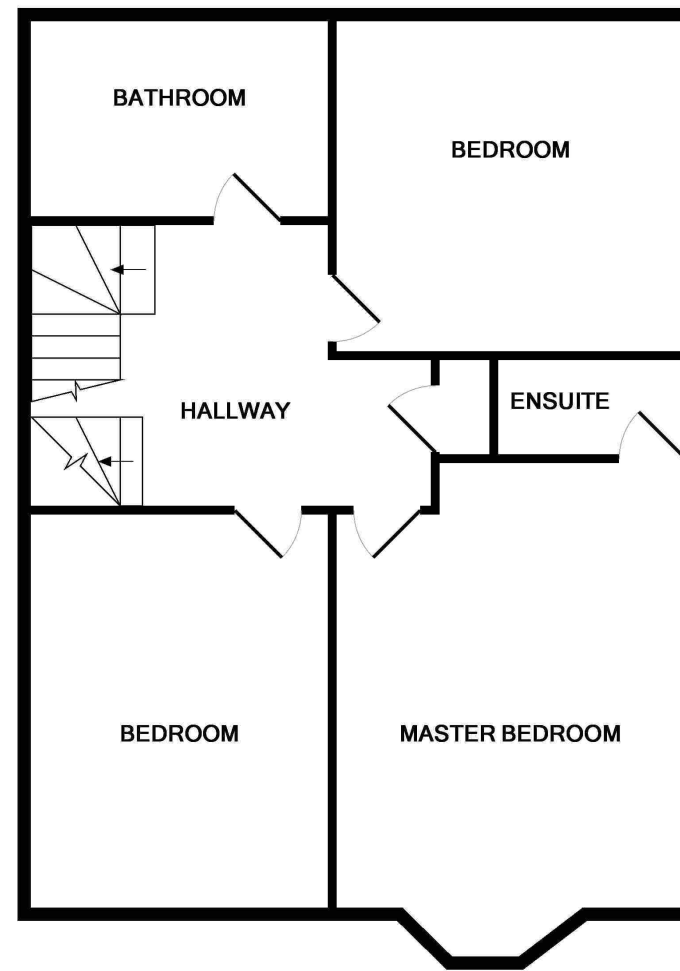
Garden



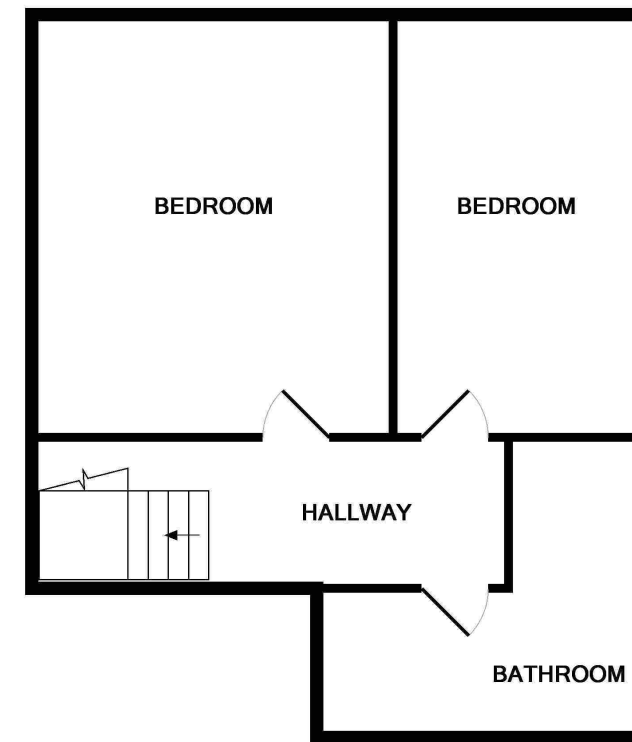
Garden



GROUND FLOOR



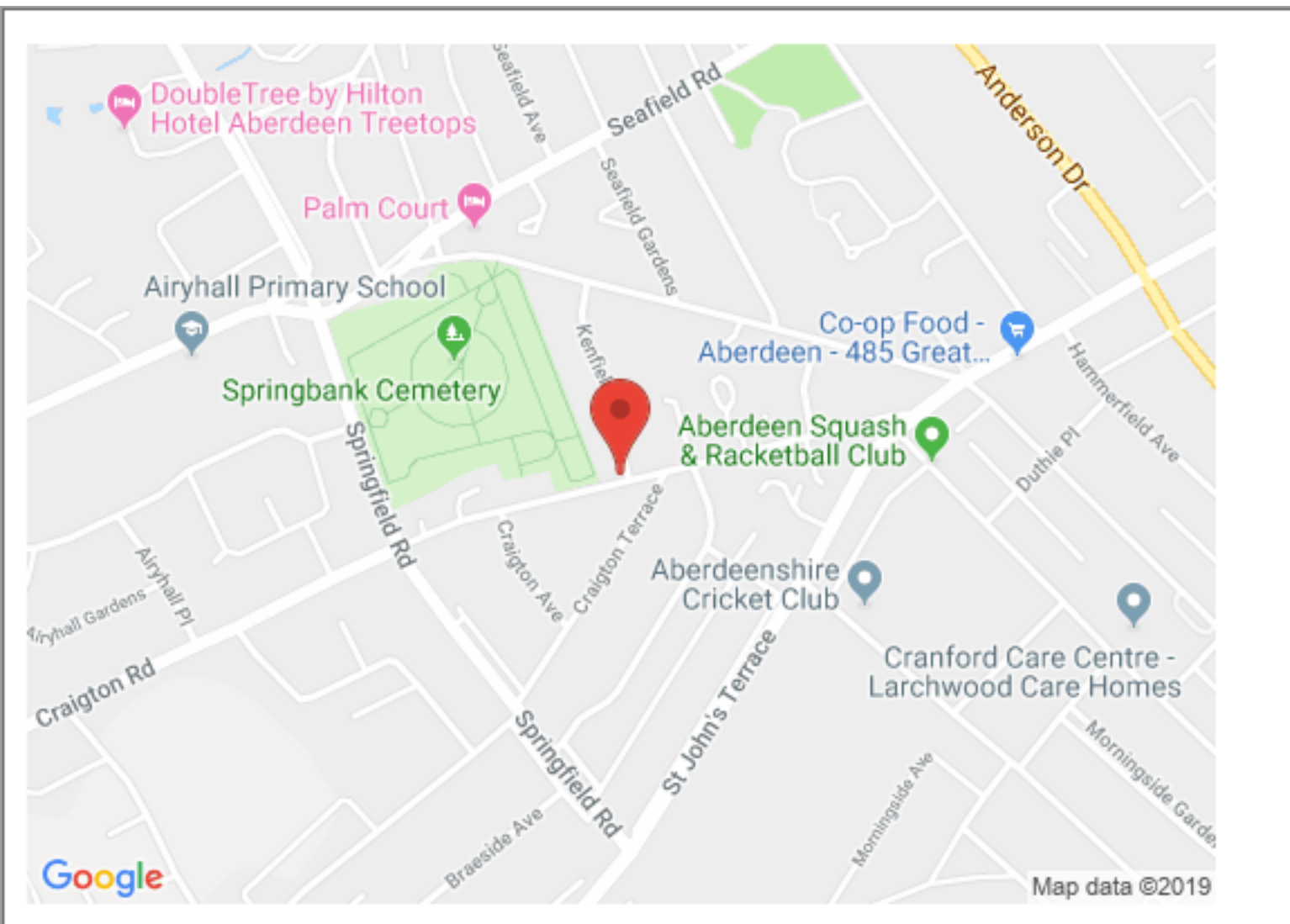
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions:

Travelling west along Union Street, continue onto Holburn Street and take first right onto Union Grove. Continue all the way along Union Grove onto Cromwell Road and thereafter onto Seafield Road and at the lights take a left onto Springfield Road. At the next set of lights turn right which is Craigton Road and No. 56 is situated a short distance along on the left hand side.

Location:

Craigton Road is situated to the west of Aberdeen city, a desirable established residential area and within walking distance of a good range of local shops, library, health centre and excellent public transport facilities giving access to the city centre and many other areas of Aberdeen. It is well placed for the main Aberdeen ring road which provides commuting to both north and south of the city and has good primary and secondary schools.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.