



**11 Kettlehills Crescent**  
Aberdeen, AB16 5TL

ledingham  
chalmers  
estate agency





Lounge





Dining room



Kitchen

## 11 Kettlehills Crescent Aberdeen, AB16 5TL

### Three bedroom semi-detached family home with large garden

- Superb family home
- Two double bedrooms/ study and attic room
- Tasteful decor
- Modern kitchen and shower room
- Close to all local amenities
- Gas central heating and double glazing



Three beds.



One bathroom.



One public room.

## Three bedroom semi-detached family home with large garden

We are delighted to present for sale this sizeable terraced three bedroom dwelling with a large attic room. Featuring the modern comforts of gas central heating and double glazing this well presented family home is in truly walk in condition and early viewing is highly recommend to appreciate the level of accommodation on offer.

The entrance hallway has a large storage cupboard and carpeted staircase to the upper level. The expansive lounge has a picture window to the front and a focal fireplace and ample space for a variety of free standing furniture. An arch leads through to the dining area which benefits from French doors to the garden. This really gives a lovely indoors/ outdoor feeling. The modern kitchen has been recently replaced and is well appointed with white wall and base mounted units with co-ordinating splash back tiling. Integrated appliances will be included. A rear hallway has a large storage cupboard and back door access.

On the upper level, there are two large double bedrooms both feature storage cupboards and bedroom one to the front of the property has a large fitted wardrobe. The superb shower room has white WC and sink with a corner shower enclosure and full aqua panelling. A third study room is a good size with a window to the front and a stair case to the attic room.

Grounds to the rear are mainly laid in grass with block paved patio. The front is mainly laid in block paving with raised planted border. The lower section is formed in a driveway providing off street parking. Boundaries are formed by pointed concrete block walls and timber fencing.



Bedroom



Bedroom





Shower room



Garden

## Accommodation and plans

Lounge	15'1" x 10'9"	4.6m x 3.28m
Kitchen	8'11" x 9'8"	2.72m x 2.95m
Dining area	9'4" x 10'7"	2.85m x 3.23m
Bedroom one	13'1" x 9'4"	3.99m x 2.85m
Bedroom two	12'2" x 9'11"	3.71m x 3.02m
Shower room	6'3" x 5'9"	1.91m x 1.75m
Study	10'10" x 8'10"	3.3m x 2.69m
Attic room	24'0" x 11'1"	7.32m x 3.38m

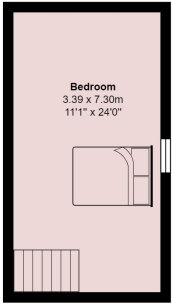
11 Kettlehills Crescent



Ground Floor



First Floor



Second Floor

## Directions

Head in a northerly direction via North Anderson Drive and, at the first roundabout, take the first exit into Provost Fraser Drive. Continue past the school and take the second turning on the right, this being Kettlehills Crescent

## Location

The property is well served by local shops and is within walking distance of primary schools. The Aberdeen Hospitals Complex is within easy reach, and a regular public transport service provides quick and easy access to the City Centre. Located close to the city's main arterial route, this also provides a quick route to most areas of the city, as well as Aberdeen International Airport and the oil related offices at Bridge of Don, Dyce, Kingswells and Westhill

## Arrange a viewing

Viewing 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.