



**39 Tollohill Drive**

Kincorth, Aberdeen, AB12 5DQ

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Utility Room

**39 Tollohill Drive  
Kincorth, Aberdeen, AB12 5DQ**

**Deceptively Spacious Two Bedroom Family  
Home in Established Residential Area**

- Situated close to local amenities and schools
- Spacious lounge, overflowing with light from dual aspect
- Fully fitted kitchen offering a range of units
- Cleverly extended to offer a useful utility room
- Two double bedroom with built-in wardrobes
- Fully enclosed rear garden



**Two beds.**



**One bathroom.**



**One public room.**

## Deceptively Spacious Two Bedroom Family Home in Established Residential Area

Ideally located in a pleasant residential street in the established area of Kincorth, we are delighted to offer for sale this deceptively spacious, two bedroom, mid-terrace home, making for an ideal first time purchase.

Situated close to local amenities, schools and with unspoiled views of the Kincorth Gramps to the rear, this property has been lovingly maintained and whilst requiring a degree of modernisation, would make an ideal purchase for those looking to put their own stamp on their new home.

Upon entering the property, a bright and airy hall, which is charmingly decorated in pink tones, offset by stylish dark wood doors, skirtings and mid-height dado rail, houses a sizeable under-stair cupboard offering fantastic storage options and houses the stairwell to the upper floor, which is elegantly finished with a stylish decorative balustrade.

The lounge is an exceptionally spacious room, running the full length of the property, flooded with light from the dual aspect windows and boasts an array of space for free-standing furniture. Neutrally finished, a burst of colour is offered on a wood panelled feature wall which hosts the fireplace, offering a delightful focal point to the room.

The sizeable kitchen features a range of fitted base and wall units, finished with white and wood effect mix, complimentary worksurfaces and offers an array of space for appliances, in addition to a large pantry style cupboard. The white goods will be included in the sale price.

Located directly from the kitchen, a clever extension to the property offers a utility room, offering an ideal space for laundry appliances, also housing a sizeable storage cupboard and granting access to the rear garden.



Master Bedroom



Bedroom Two



Shower Room



Rear Garden

Ascending the carpeted stairs to the upper floor, the upper landing offer access to all bedrooms, family bathroom and the loft which is suitable for conversion and has a Ramsay ladder offering easy access.

The master bedroom is generous in size and enjoys a pleasant front aspect, offering an array of space for a range of free-standing furniture, with additional storage provided via two double wardrobes and matching floor and ceiling built-in cupboards creating a delightful double bed surround.

Bedroom two is another well-proportioned double bedroom with stunning views over the Kincorth Gramps, and benefits from fitted wardrobes with delightful inset vanity area. Further storage is available from the built-in cupboard.

Completing the internal accommodation is the shower room, which is fully tiled, and comprises walk-in shower cubicle, wash hand basin nestled in elegant vanity unit and WC with buried cistern.

Externally, the rear garden is laid mostly to lawn, and has a delightful patio area with paved steps leading to the garden shed.

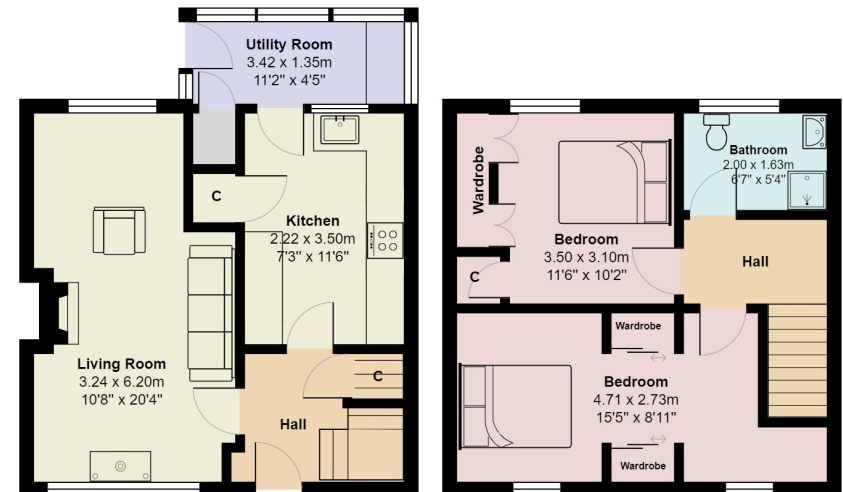
To the front, a range of mature bushes and shrubs offer a low maintenance and aesthetically pleasing garden.

Early viewing is recommended to fully appreciate the standard on offer.

## Accommodation and plans

Lounge	10'8" x 20'4"	3.25m x 6.2m
Kitchen	7'3" x 11'6"	2.21m x 3.51m
Utility Room	11'2" x 4'5"	3.4m x 1.35m
Master Bedroom	15'5" x 8'11"	4.7m x 2.72m
Bedroom Two	11'6" x 10'2"	3.51m x 3.1m
Bathroom	6'7" x 5'4"	2.01m x 1.63m

39 Tollohill Drive



## **Directions**

From the West End of Union Street turn into Holburn Street and at the roundabout take the second exit onto Great Southern Road and continue straight ahead at the next two roundabouts and cross the Bridge of Dee. At the next roundabout take the second exit into Provost Watt Drive and continue to its end turning left then first right into Tollochill Square and immediate left into Tollochill Drive.

## **Location**

Kincorth is an established residential area of town which boasts a number of social/leisure facilities including a community centre offering activities for all age groups, churches, doctor's surgery and a swimming pool and within easy commuting distance to the Industrial Estates to Altens and Tullos. Education is provided by Abbottswell Primary and Kincorth Academy. Regular public transport allows access to the city centre and many other areas of town.

## Arrange a viewing

Viewing By appointment telephone 07580 097927 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.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 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.