



56 Countesswells Avenue | Aberdeen | AB15 8LX

Four Bedroom Detached Home with Integral Garage, Study and Sun Lounge

Fixed Price £662,500

Setting new standards in contemporary living, this signature four bedroom detached family home, built by Dandara, one of Britain's foremost housebuilders, features award-winning design and finish combined with a superb level of interior specification.

Particular care and attention to detail makes this property stand out with the carefully planned interior including spacious open plan living and entertaining areas to meet the requirements of the modern family lifestyle, luxurious German designed kitchen with quality appliances and sumptuous bathroom and en suites. Every detail has been carefully considered to deliver comfort, quality and style to this wonderful family home, with energy efficient heating (with underfloor heating to the ground floor), thermally and acoustically efficient double glazing and high performance exterior doors.

The property is entered into a reception hallway with cloakroom off with two piece suite, the formal lounge overlooks the front and has French doors opening into the dining area, which leads on to the impressive sun room with double doors to the garden, ideal for al fresco dining and entertaining. The kitchen, on open plan with the dining room, is fitted with an excellent range of quality German base and wall units with integrated appliances, with the utility room having matching units and plumbed for automatic washing machine and dryer. The property also offers a study, which would make an ideal home office or playroom.

On the upper level the bedrooms are all of excellent proportions, two of which have superb en suite facilities, both the master and guest bedrooms having wardrobe accommodation with shelf and hanging space. Completing the accommodation is the bathroom fitted with four piece suite comprising w.c., wash hand basin, bath and separate shower cubicle.

Outside, the property has a lockblock driveway to the front leading to the integral garage with up and over motorised door, power and light. To the rear, the garden is fully enclosed, laid mainly to lawn with patio areas.

ACCOMMODATION

Ground Floor

Reception Hallway

Cloakroom

Lounge

14'5" x 15'9" (4.4m x 4.8m) approx.

Kitchen/Dining Room

34'10" x 13'1" (10.62m x 3.99m) approx.

Utility Room

11'3" x 6'9" (3.43m x 2.06m) approx.

Sun Room

14'10" x 11'2" (4.52m x 3.4m) approx.

Study

11'9" x 9'3" (3.58m x 2.82m) approx.

Integral Garage

17'10" x 11'3" (5.44m x 3.43m) approx.

First Floor

Upper Hallway

Master Bedroom

14'8" x 11'10" (4.47m x 3.61m) approx.

En Suite

10'10" x 8'4" (3.3m x 2.54m) approx.

Guest Bedroom

13'0" x 10'0" (3.96m x 3.05m) approx.

En Suite

7'9" x 5'6" (2.36m x 1.68m) approx.

Double Bedroom 3

13'5" x 10'3" (4.09m x 3.12m) approx.

Double Bedroom 4

11'5" x 9'7" (3.48m x 2.92m) approx.

Bathroom

9'6" x 9'1" (2.9m x 2.77m) approx.

Gas Central Heating Double Glazing

EPC Band B

Consideration may be given to a part exchange, please call Ledingham Chalmers on 01224 632500 for full terms and conditions.



Lounge (Illustration Only)



Kitchen/Dining Room(Illustration Only)



Dining Room (Illustration Only)



Sun Lounge (Illustration Only)



Study (Illustration Only)



Master Bedroom (Illustration Only)



En Suite (Illustration Only)



Guest Bedroom (Illustration Only)



En Suite (Illustration Only)



Bedroom (Illustration Only)



Bedroom (Illustration Only)



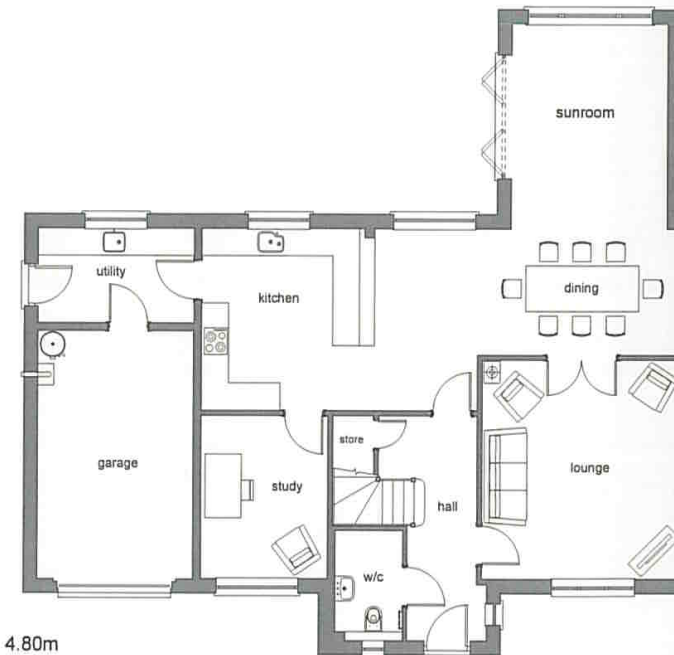
Bathroom (Illustration Only)

Spruce
 Hazelwood - Zone B&C
 Version 1 - 28th March 2017



First Floor

	Feet	Metres
Master Bedroom	14'8" x 11'10" max.	4.47m x 3.61m max.
Master En-suite	10'10" x 8'4" max.	3.31m x 2.53m max.
Bedroom 2	10'0" x 13'0"	3.05m x 3.97m
En-suite 2	7'9" x 5'6"	2.35m x 1.66m max.
Bedroom 3	10'3" x 13'5" max.	3.13m x 4.10m max.
Bedroom 4	9'7" x 11'5" max.	2.93m x 3.49m max.
Bathroom	9'6" x 9'1" max.	2.90m x 2.77m max.



Ground Floor

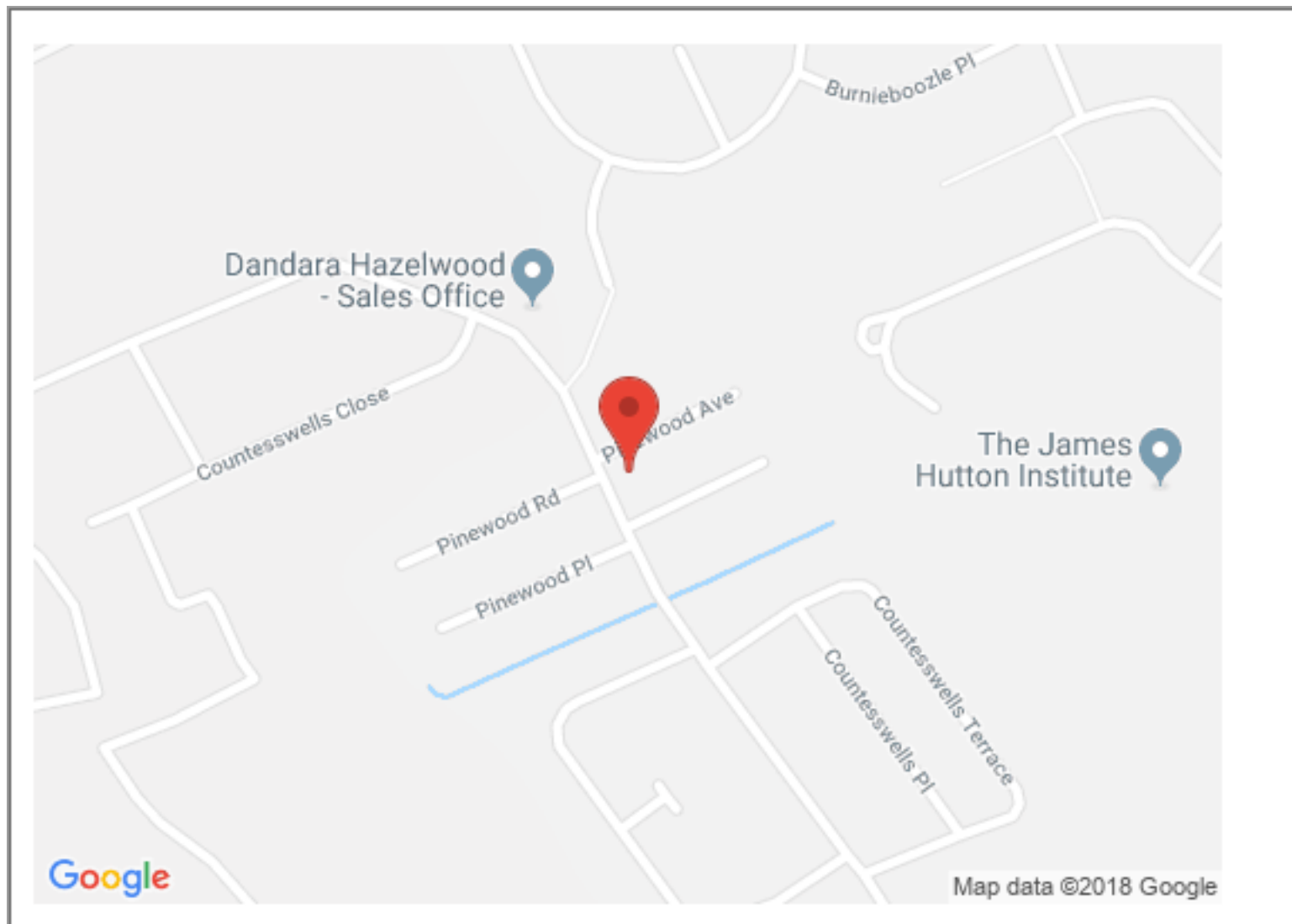
	Feet	Metres
Lounge	14'5" x 15'9"	4.38m x 4.80m
Kitchen/Dining	34'10" x 13'1" max.	10.61m x 3.98m max.
Study	9'3" x 11'9"	2.82m x 3.57 m
Utility	11'3" x 6'9"	3.43m x 2.07m
Garage	11'3" x 17'10"	3.43m x 5.44m
Sunroom	11'2" x 14'10"	3.41m x 4.51m

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Floor Plan

Viewing By Appointment Telephone 01224 310178 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions: From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road and take the last exit at the roundabout into the development.

Location: The property is situated in the Countesswells area of Aberdeen, well placed for primary schools, nurseries and there is also a nearby secondary school. There are good public transport facilities and a range of shops on Countesswells Road which include a supermarket, Post Office, hairdresser and fish shop. There are also the Airyhall Library and health centre. A short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city. It is also well placed for Hazlehead Park with its delightful play areas, nine and 18 hole golf courses and quality restaurant.

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