



53 Kincorth Crescent | | Aberdeen | AB12 5AE

Three Bedroom Semi Detached Dwellinghouse

Offers Over £154,995

We are delighted to offer to the market for sale this extremely well presented THREE BEDROOMED GRANITE, SEMI DETACHED DWELLINGHOUSE which lies on an elevated site in the popular Kincorth area of Aberdeen. It lies close to Duthie Park, with it's famed winter gardens, and is also conveniently placed for ease of access to the industrial estates at Altens, Tullos, and indeed the city centre itself, as well as the retail and leisure outlets at Bridge of Dee. The area is well served by local amenities including schooling at all levels, local shops and excellent public transport links. The property itself sits on an extremely peaceful street and it is well presented throughout, worthy of mention is the new fitted contemporary shower room. Additionally, the property has gas central heating with a combi boiler providing instant hot water and is fully double glazed.

The property offers a lounge with double windows to front with lovely deeps sills flood the room with natural lighting. There is a deep cupboard offering great storage and it is finished in light tones with wood effect flooring. The living flame electric fire makes for a cosy and welcome focal point. Ample space for a variety of freestanding furniture to suit, including a table and chairs if desired. The well appointed fitted kitchen with a good run of light oak finish units at both floor and eye level with contrasting counter tops, and glass splashbacks. The oven, hob, fridge freezer, washer dryer and dishwasher are all included in the sale. The sink and drainer sits below the large window which enjoys rear garden views. Additionally there is a recently upgraded to a high standard, this beautifully appointed shower room comprises of a two piece suite in white with a large corner shower with glass doors.

To the first floor there are three generous double bedrooms, two of which offer plentiful fitted storage and all offer space for a variety of freestanding furnishings.

Outside there is a shared drying green as well as exclusive garden and garden shed is also to remain as part of the sale.

ACCOMMODATION

(Ground Floor)

Hall

17'11" x 6'6" (5.46m x 1.98m) approx.

Lounge

13'10" x 13'5" (4.22m x 4.09m) approx.

Dining Kitchen

10'4" x 9'4" (3.15m x 2.85m) approx.

Shower Room

6'7" x 6'8" (2.01m x 2.03m) approx.

(First Floor)

Double Bedroom

11'9" x 10'6" (3.58m x 3.2m) approx.

Double Bedroom

12'7" x 10'6" (3.84m x 3.2m) approx.

Double Bedroom

9'1" x 9'" (2.77m x 2.74m) approx.

Gas Central Heating

Double Glazing

Rear Garden

EPC Band - D



Kitchen



Lounge



Bedroom

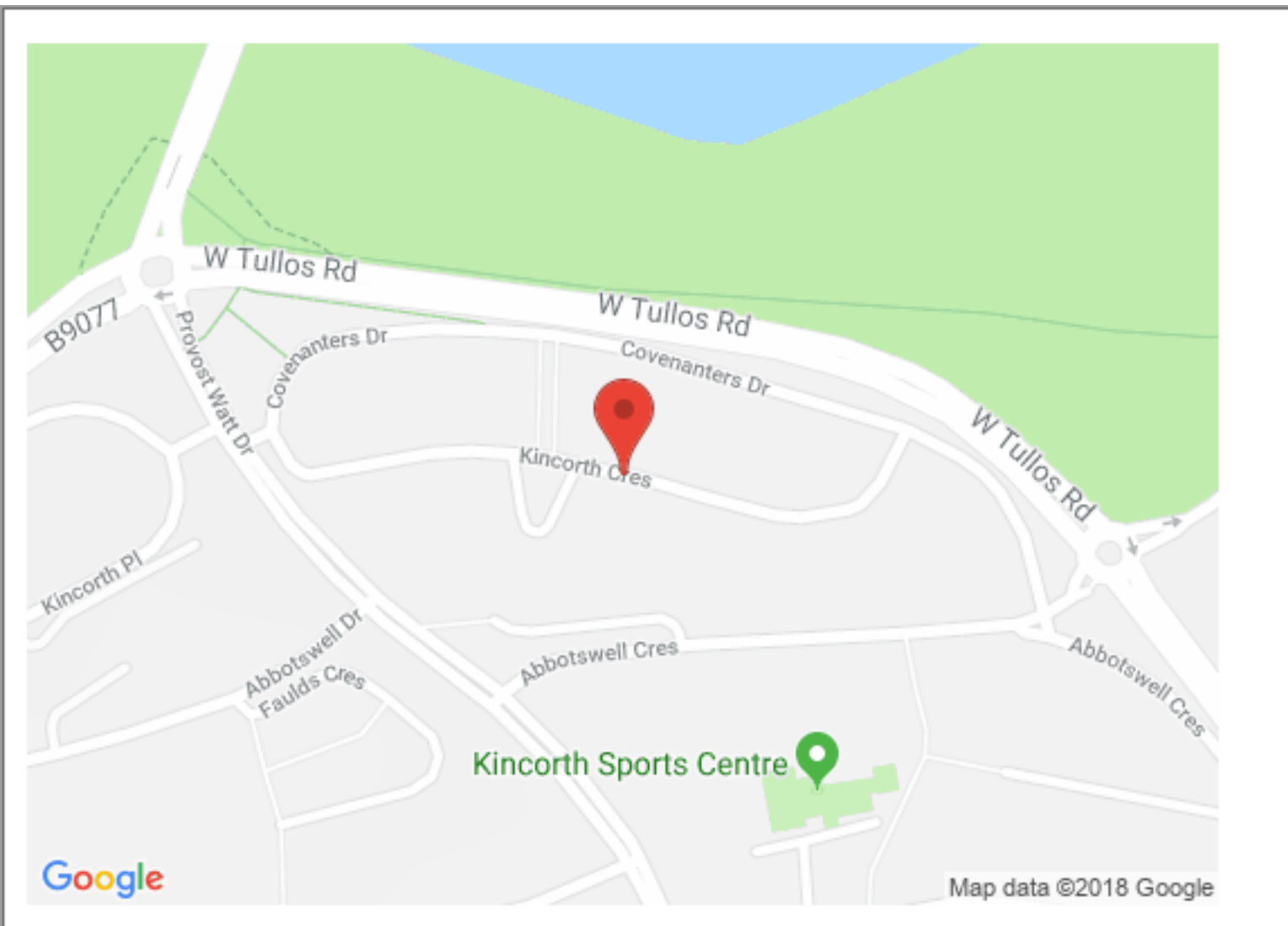


Bedroom



Bedroom

Property location



Directions: From the west end of Union Street continue onto Holburn Street, at the roundabout take the second exit onto Great Southern Road; follow the road and continue across King George VI Bridge; at the roundabout take the second exit into Provost Watt Drive and turn first left; veer right into Kincorth Crescent.

Location: Kincorth is located to the south side of Aberdeen and is particularly well served by local shops and public transport facilities. It is exceptionally convenient for oil related offices at nearby Altens and Portlethen and also provides easy access to the main road south. Close by is the River Dee with its lovely walks and also the Duthie Park with its popular Winter Gardens and children's play area.

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.