



122 Greenlaw Road

Chapleton, Aberdeenshire, AB39 8AL

ledingham
chalmers
estate agency



Lounge



Kitchen

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Chapleton, Aberdeenshire, AB39 8AL**

**Immaculately Presented Three Bedroom
Family Home in Idyllic Location**

- Generous family accommodation at 121m²
- Spacious lounge with fabulous wood burner
- Beautiful kitchen with integrated appliances & Belfast sink
- Master bedroom with walk-in wardrobe and en suite
- Two further generous bedrooms with built-in storage
- Fully enclosed rear garden and detached garage



Master Bedroom



Three beds.



Two bathrooms.



One public room.

Immaculately Presented Three Bedroom Family Home in Idyllic Location

Located in the beautiful village of Chapelton, we are delighted to offer for sale this outstanding three bedroom family home. Spanning three floors, and enjoying the modern conveniences of gas central heating, double glazing and boasting a detached garage, this property is immaculately finished throughout and is an ideal opportunity for the discerning buyer to move in with the utmost of ease.

Upon entering the home, a bright and welcoming hall boasts a sizeable storage cupboard and houses the convenient cloakroom which is freshly finished with white tones, comprising WC and sink pedestal.

The lounge is a spacious room, overflowing with natural light from the large window overlooking the front of the property. Decorated in fresh neutral tones, a delightful focal point for this room is the wood burner within a fabulous recessed area and there is ample space for dining furniture as desired.

The kitchen is beautifully appointed with stylish contemporary design and hosts a range of base, wall and drawer units, boasting integrated appliances and a charming farmhouse sink. Giving direct access to the rear garden, the kitchen also gives way to the handy utility room which affords space for laundry appliances and offers additional storage.

Ascending the stairs to the first floor, the sizeable landing is bright in appearance and gives access to two double bedrooms, the family bathroom and hosts an additional cupboard offering further storage.

The master bedroom is exceptionally generous in size, beautifully finished in neutral tones and boasting an array of space for free standing furniture.



Bathroom



Bedroom Two



Bedroom Three

A fantastic benefit to this room is the walk-in wardrobe which offers a wealth of hanging and shelved options, and a stylish en suite with large walk-in shower cubicle with mains shower, WC and wash hand basin neatly houses in a lovely vanity unit on offer.

Bedroom two is also a generous double, enjoying a pleasant outlook over the rear garden and boasting a double built-in wardrobe.

The family bathroom is elegantly finished with extensive neutral tiling, bath with mains shower, wash hand basing, WC and heated towel rail.

Ascending to the upper floor, the third bedroom is exceptionally spacious and overflowing with light from the dual aspect windows which showcase the stunning views over the area, further benefiting from a built-in storage cupboard. Additional storage is also available on this floor with a sizeable walk-in area which houses the boiler.

Outside, the garden sweeps from the front to the rear and is fully enclosed offering privacy and security, making this ideal for pets and young children to enjoy outdoor play. A delightful patio area is ideal for al-fresco dining and entertaining and a pathway to the rear gate borders the large lawn area, which leads to the detached garage and off-street parking.

To be included in the sale are the integrated appliances including the dishwasher, fridge freezer and cooker. Available by separate negotiation are the curtains & blinds, and the motorised garage door opener.

Early viewing is essential for this outstanding family home.



Rear GArden

Accommodation and plans

Hall	12'2" x 7'3"	3.71m x 2.21m
Lounge	20'0" x 11'10"	6.1m x 3.61m
Kitchen	12'7" x 9'6"	3.84m x 2.9m
WC	7'3" x 5'11"	2.21m x 1.8m
Master Bedroom	15'7" x 11'9"	4.75m x 3.58m
En Suite	6'4" x 6'4"	1.93m x 1.93m
Bedroom Two	10'0" x 8'7"	3.05m x 2.62m
Bathroom	8'1" x 5'9"	2.46m x 1.75m
First Floor Landing	18'2" x 7'2"	5.54m x 2.18m
Bedroom Three	18'0" x 12'0"	5.49m x 3.66m
Storage	14'6" x 4'4"	4.42m x 1.32m
Upper Landing	12'2" x 7'2"	3.71m x 2.18m

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Directions

Travel south from Aberdeen on the A90, exiting where sign posted Newtonhill/Chapelton/Cookney. Take the third exit the roundabout, going straight through the next two roundabouts, keeping straight to reach Greenlaw Road,

Location

Chapelton is conveniently located at the edge of the A90 between the coastal towns of Portlethen and Newtonhill, just 10 miles south of Aberdeen. The town is close to existing bus and rail services making ease of access both North and South. It will be a dynamic new community, adapting the best traditions of Scottish town design for modern living. From an extensive range of new homes and schools, through to a lively town centre in walking distance of attractive parks and community facilities. The town plan has been developed by leading urban planners and architects with a wonderful sense of community in mind.

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.