



24 Callum Crescent | Kingswells | AB15 8XQ

Attractive and Spacious Three Bedroom Semi Detached Dwellinghouse

Offers Over £230,000

We are pleased to offer for sale this immaculately presented three bedroom semi-detached dwellinghouse in the ever popular location of Kingswells, Aberdeen. The property benefits greatly from a very attractive and well maintained neutral decor throughout with much sought after features such as gas central heating, a generous driveway with garage, alongside a private outlook to the rear with the property enjoying a lovely outlook from the substantial sun room. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

The accommodation initially comprises of a welcoming entrance way leading to the main lounge, this hallway also provides access to the beneficial cloakroom fitted with a w.c. and wash hand basin. The lounge itself provides ample space for a wide range of furnishings and enjoys a pleasant outlook to the front of the property, the room also allows access to the first floor via the carpeted staircase whilst also leading through to the kitchen/dining area. The kitchen has been fitted with a wide range of incredibly stylish modern base and wall units providing ample storage and work surfaces space whilst also housing integrated appliances such as the fridge, oven, microwave and gas hob. Adjacent to the kitchen is the dining area set to open plan which provides space for a full dining set whilst leading into the spacious sun lounge providing much sought after additional space which could be utilised in a variety of ways with this currently furnished as a further family area/lounge. The sun lounge enjoys a lovely outlook and benefits the home greatly by filling the room and indeed this entire area with natural light creating a bright and airy atmosphere. Access is also granted to the rear garden via french doors.

To the first floor, all accommodation is accessed from the carpeted first floor landing. Firstly the master bedroom which provides a generous space for a variety of furniture whilst also benefiting from fitted wardrobes and an en-suite shower room. This en-suite has been fitted with a w.c. enclosed shower cubicle and hand wash basin within an attractive vanity unit, the room also benefits from under floor heating. There is a further double bedroom, again benefiting from extensive fitted storage with the final bedroom also offering storage and space to be utilised as a single bedroom, nursery or indeed study. The bathroom is also situated on this level and offers a shower over bath, w.c. and hand wash basin.

To the exterior, the property benefits greatly from a front driveway leading to the garage which has been fitted with both power and light and offers storage above. The garage is of a generous size in length with a utility area to the rear of the garage fitted with base and wall units and with the addition of power can easily accommodate various white goods, whilst still allowing space for a vehicle. The south facing garden has primarily been laid to lawn and fully enclosed with timber fencing and enjoys a peaceful outlook.

ACCOMMODATION

(Ground Floor)

- Lounge
17'7" x 15'3" (5.36m x 4.65m) approx.
- Kitchen
9'3" x 9'6" (2.82m x 2.9m) approx.
- Dining Area
9'7" x 7'8" (2.92m x 2.34m) approx.
- Conservatory
13'3" x 10'2" (4.04m x 3.1m) approx.
- Cloakroom
5'1" x 2'8" (1.55m x .81m) approx.

(First Floor)

- Master Bedroom
11'1" x 14'2" (3.38m x 4.32m) approx.
- En-Suite
5'2" x 5'7" (1.58m x 1.7m) approx.
- Double Bedroom
8'7" x 8'5" (2.62m x 2.57m) approx.
- Bedroom/Nursery
7'5" x 6'4" (2.26m x 1.93m) approx.
- Bathroom
6'6" x 5'7" (1.98m x 1.7m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

EPC Band - D



Lounge



Lounge



Kitchen



Dining Area



Sun Lounge



Master Bedroom



En-Suite



Double Bedroom



Single Bedroom



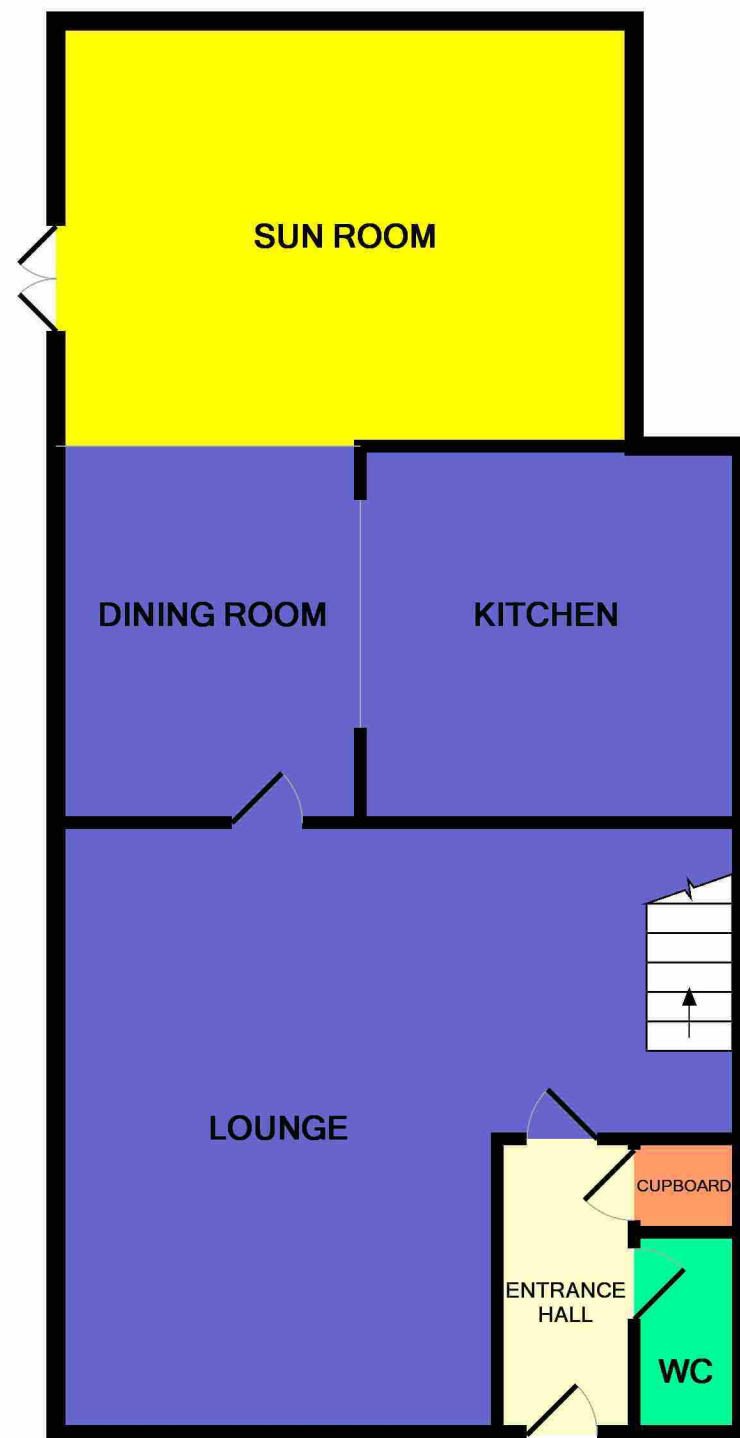
Bathroom



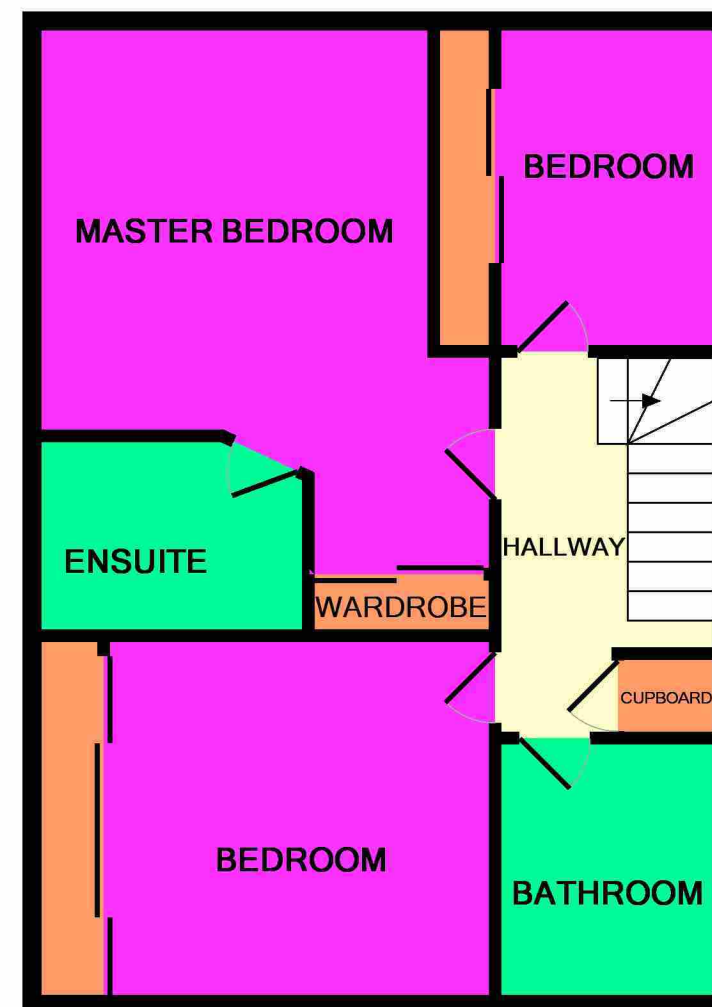
Garden



Garden



GROUND FLOOR

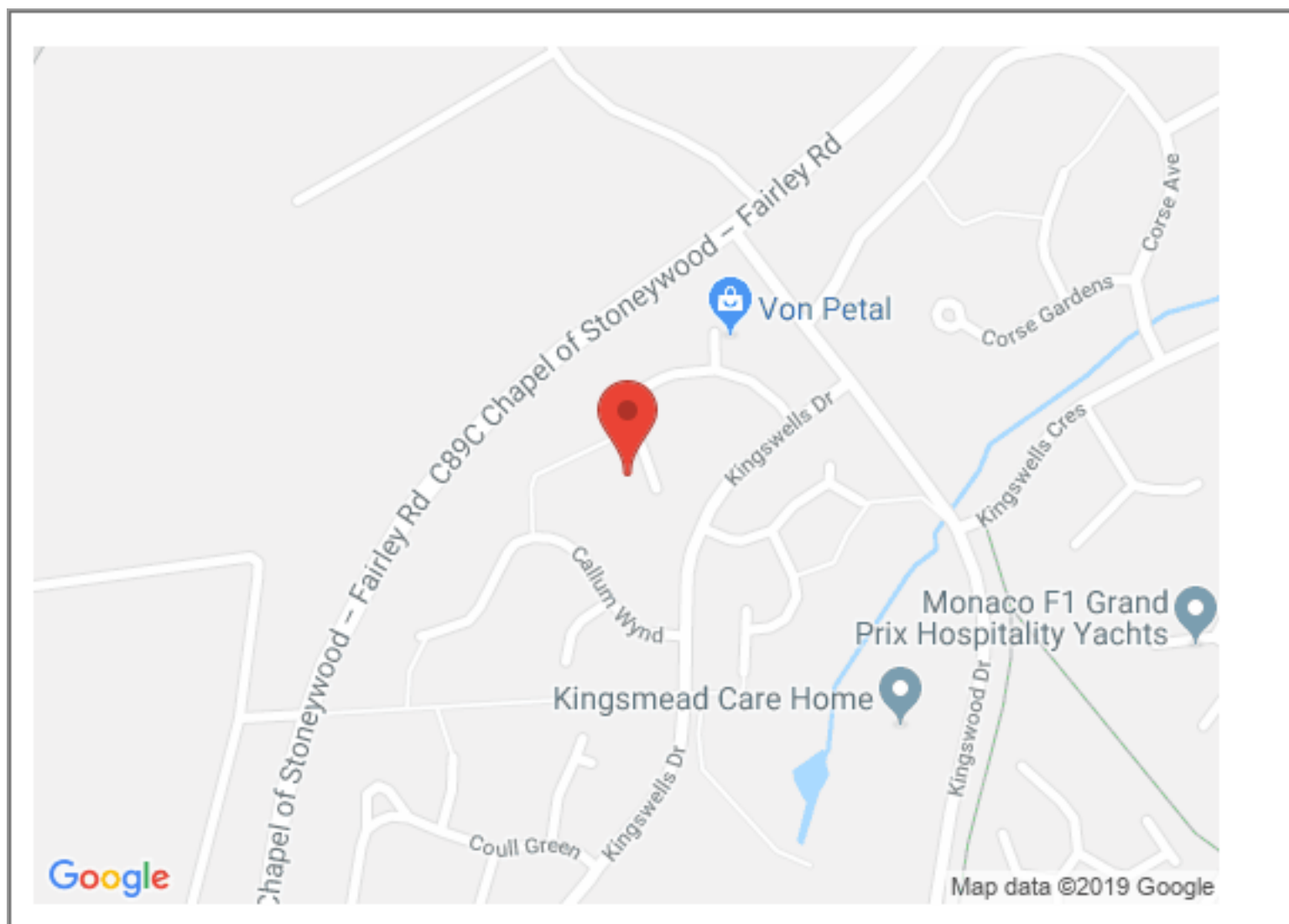


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07968622914 or By
Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions: Travel on the A944 from Aberdeen and on reaching the Kingswells roundabout take the third exit. Continue ahead at the traffic lights and take the first road into Kingswells on the right (Kingswood Drive). Take the first road on the right into Kingswells Drive and Callum Crescent is the first road on the right.

Location: Kingswells is a thriving community with an excellent range of local amenities including shops, schools and excellent public transport facilities. As well as being within easy access of the city centre, Kingswells offers ideal access to various oil and associated offices at Dyce and Aberdeen Airport. A wide range of leisure pursuits are available in the surrounding areas including golf courses at Hazlehead, Bielside, Peterculter and Westhill, fishing in both the Rivers Don and Dee and hill walking, skiing and various other outdoor leisure pursuits available on Royal Deeside and the Lecht, both of which are readily accessible.

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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 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.