



216 Countesswells Road
Aberdeen, AB15 7RE

ledingham
chalmers
estate agency



Lounge



Kitchen



Dining room

**216 Countesswells Road
Aberdeen, AB15 7RE**

**Four bedroom semi detached with large rear
garden and garage**

- Spacious four bedroom dwelling house
- Versatile and adaptable accommodation
- Good potential for refurbishment to suit
- Close to all local amenities and schooling
- Large rear garden and garage
- Gas central heating and double glazing



Four beds.



One bathroom.



Two public rooms.

Four bedroom semi detached with large rear garden and garage

We offer for sale this four bedroom semi - detached property in a popular residential location within the city of Aberdeen. The property offers both well proportioned and versatile accommodation to suit a variety of requirements by potential purchasers. Viewing is highly recommended to fully appreciate the accommodation itself, the level of potential and positioning that the property enjoys.

The accommodation itself includes a spacious and versatile lounge over looking the front of the property, the large picture window affords a high degree of natural light to flood in. A second public room also is situated to the front of the property with another large picture window. This would make an ideal family or dining room

The spacious kitchen has been fitted with a wide range of base and wall units with co-ordinating work surfaces offering plentiful storage and worktop space whilst also granting access to the rear garden. The staircase leads up to the first floor accommodation.

There is a double bedroom on this ground floor offering space for a variety of furnishings and pleasant outlook over the rear garden, this room could also be easily utilised as a further public room if better suited to the purchaser. To complete this level is the bathroom fitted with a WC, hand wash basin and shower over bath.



Bedroom



Bedroom



Bedroom

To the first floor there are three further spacious double bedrooms which could easily be utilised for further accommodation such as home office if all four bedrooms were not required. A WC completes the accommodation, with adequate space to fit a shower if required by the purchaser.

To the exterior, the property benefits greatly from an impressively large rear garden offering a patio area and sloped rockery with access to a wooden workshop and store. The large lawn area with surrounding mature hedging and fence creates a private outlook. To the front of the property is a further well maintained garden with lawn and large driveway leading to the garage.

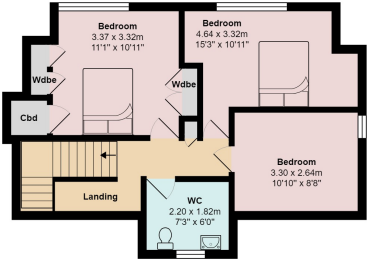


Garden

Accommodation and plans

Lounge	13'4" x 12'7"	4.07m x 3.84m
Kitchen	11'9" x 10'10"	3.58m x 3.3m
Bathroom	7'1" x 6'7"	2.16m x 2.01m
Dining room	11'5" x 12'7"	3.48m x 3.84m
Bedroom	11'5" x 10'10"	3.48m x 3.3m
Dining room	11'5" x 12'7"	3.48m x 3.84m
Bedroom	11'1" x 10'11"	3.38m x 3.33m
Bedroom	15'3" x 10'11"	4.65m x 3.33m
Bedroom	10'10" x 8'8"	3.3m x 2.64m
WC	7'3" x 6'0"	2.21m x 1.83m

216 Countesswells Road



Directions

From the west end of Union Street exit left into Holburn Street. Take the first right onto Union Grove. Continue along past the roundabout with Anderson Drive onto Seafield Road. At the traffic lights continue straight into Countesswells Road.

Location

There are a good range of local shops, sports, leisure and recreational facilities at Mannofield together with further shops at the top of Countesswells Road. The Palm Court Hotel is a short walk away. This house is ideally located for easy access to the city centre with good public transport links close by

Arrange a viewing

Viewing By appointment telephone 07729992529 or 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.