



7 Walton Road

Buckburn, Aberdeen, AB21 9TX

ledingham
chalmers
estate agency



Hallway



Lounge



Kitchen

**7 Walton Road
Bucksburn, Aberdeen, AB21 9TX**

**Three bedroom semi-detached cottage with
sizeable garden and garage**

- Three good sized double bedrooms
- Sizeable living room and kitchen
- Large areas of lawn to front and rear
- Detached single garage
- Great links to Dyce and Kingswells business parks



Three bedroom semi-detached cottage with sizeable garden and garage

This quaint cottage, boasts great links to Dyce and Aberdeen City Centre. The property is bright and airy, with each room benefiting from views over one of the property's two private gardens.

The entrance hall provides access to the loft space above and two storage cupboards, along with most of the property's accommodation. Garden views can be enjoyed in the spacious lounge, which also benefits from a centrally placed fire. The kitchen is bright and well proportioned with fitted base and wall units and built-in storage cupboard. Access to the sizeable rear garden is found to the right of the kitchen.

Three bedrooms are accessed from the entrance hall with all benefiting from built-in wardrobes and views over the front or rear garden. A family bathroom serves the property with bath and electric shower.



Bedroom one



Bedroom two



Bedroom three



Rear garden

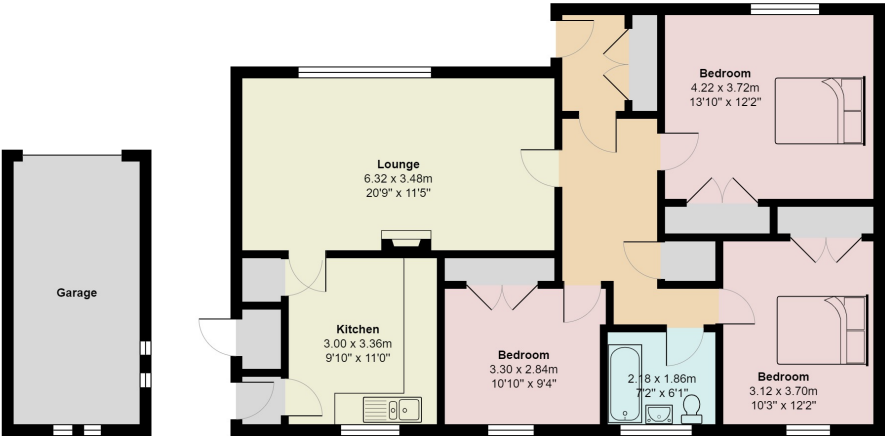
To the outside of the property there are two sizeable gardens, one to the front and one to the rear. The front garden is laid to lawn with mature shrubs providing privacy from the neighbouring property. The rear garden is also laid to lawn with large drying area. A gate off of the main road provides access to the detached garage and side of the property which can be used for parking of multiple cars. A lockable external store is found by the side door.

The property is sold as seen.

Accommodation and plans

Lounge	20'9" x 11'5"	6.33m x 3.48m
Kitchen	9'10" x 11'0"	3m x 3.35m
Bedroom one	13'10" x 12'2"	4.22m x 3.71m
Bedroom two	10'3" x 12'2"	3.12m x 3.71m
Bedroom three	10'10" x 9'4"	3.3m x 2.85m
Bathroom	7'2" x 6'1"	2.18m x 1.85m

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Directions

Travel along Auchmill Road towards Bucksburn, continuing onto the A96 Inverurie Road. Turn right at the traffic lights onto Dyce Drive and then right again onto Wellheads Drive. Turn right onto Market Street with Walton Road being accessed at the next right. The property is located ahead on the right hand side.

Location

Located in the popular suburb of Bucksburn, the property is ideally placed for the Industrial Estates at Dyce, Aberdeen International Airport and commuter links to the city. The area is well served by a range of amenities which include local shops, a golf course, swimming pool, library and good transport links. Nursery, primary and secondary schooling are available in Bucksburn. The new AWPR is less than half a mile away, giving easy access to the north and south of Aberdeen. The new Aberdeen Exhibition Centre, is also just a short distance away. Four Hills Walks are on the doorstep of the property making the property ideally situated for dog walking, mountain biking and family walks.

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.

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