



1 John Porter Wynd | ABERDEEN | AB15 8LE

Spacious Detached Five Bedroom Family Home with Integral Garage

Fixed Price £594,950

There is a real difference between simply building a house, and creating a comfortable, practical home which will meet your needs for years to come. That difference is attention to detail - something which is evident with the carefully considered interior, spacious open plan living and entertaining areas, quality kitchens with appliances, well proportioned bedrooms and sumptuous bathrooms and en-suites. Every detail within this five bedroom family home has been designed to deliver comfort, quality and style.

The ground floor accommodation is accessed through a welcoming reception hallway with staircase to the upper floor; off the hallway is a cloakroom fitted with high quality white porcelain sanitary-ware including wall-mounted basin, concealed cistern WC and polished chrome taps. The well proportioned formal lounge has a large picture window to the front and double French doors leading to the fantastic open plan German kitchen, designed for both functionality and practicality with high quality stone worktops, the kitchen is fully equipped with all appliances including an integrated double oven, gas hob, extractor hood, microwave, dishwasher, fridge/freezer and stainless steel sink and chrome tap; the dining room has ample space for a sizeable dining table and chairs or could be used as further living room accommodation providing plenty of space for relaxing or entertaining family and friends, with French doors leading out to the rear garden ideal for al fresco dining and entertaining. A utility room is located off the kitchen and gives access to the side of the property.

On the upper floor there is a spacious master bedroom with stylish en-suite featuring high quality contemporary white wall-mounted basin and concealed cistern WC, thermostatically controlled shower units, polished chrome taps and towel rails; guest bedroom with its own high quality en suite and both master and guest bedroom having walk-in wardrobe accommodation. There are three further generous double bedrooms and a contemporary family bathroom which includes plenty of practical storage space.

Outside, there is an integral garage with motorised door, power and light with a driveway to the front. To to the rear there is a fully enclosed garden ideal for entertaining, family play areas or for pets.

Part exchange available!*

Photographs for illustration purposes only.

ACCOMMODATION

Ground Floor

- Entrance Hallway
- Formal Lounge
16'8" x 12'5" (5.08m x 3.79m) approx.
- Dining Room/Kitchen
30'5" x 12'10" (9.27m x 3.91m) approx.
- Utility Room
7'6" x 7'5" (2.29m x 2.26m) approx.
- Cloakroom
- Integral Garage
16'4" x 9'9" (4.98m x 2.97m) approx.

First Floor

- Upper Hallway
- Master Bedroom
15'8" x 10'8" (4.78m x 3.25m) approx.
- En Suite
8'5" x 5'3" (2.57m x 1.6m) approx.
- Guest Bedroom
15'6" x 10'8" (4.73m x 3.25m) approx.
- En Suite
8'3" x 5'3" (2.52m x 1.6m) approx.
- Bedroom 3
12'11" x 10'8" (3.94m x 3.25m) approx.
- Bedroom 4
10'11" x 10'2" (3.33m x 3.1m) approx.
- Bedroom 5
10'11" x 10'6" (3.33m x 3.2m) approx.
- Bathroom
8'6" x 5'11" (2.59m x 1.8m) approx.

Gas Central Heating and Double Glazing

EPC Band B

- German kitchen with integral appliances
- Contemporary bathroom with heated towel rail and built-in storage
- Master bedroom with en-suite and walk-in wardrobes
- Bedroom 2 with en-suite and walk-in wardrobes
- Lounge with double doors to large open plan kitchen-dining room
- Integral single garage and utility room
- NHBC 10 year warranty



Lounge



Lounge



Kitchen



Dining Room/Family Room



Dining Room/Family Room



Master Bedroom



Guest Bedroom



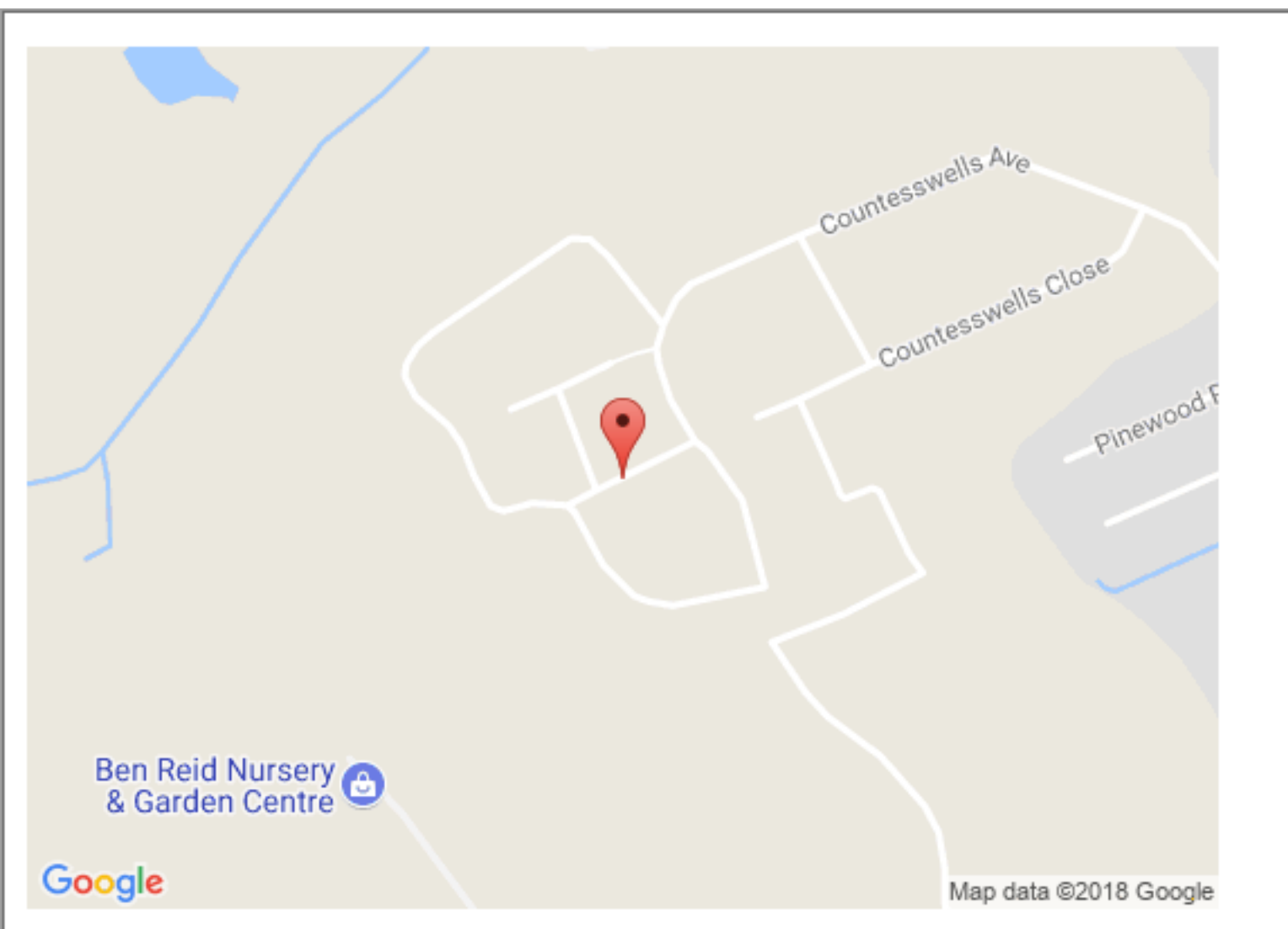
En Suite



Floor Plan

Viewing By Appointment Telephone 01224 310178 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions: From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road; turn right into Countesswells Avenue and follow the road to the development.

Location: The property is situated in the Countesswells area of Aberdeen, well placed for primary schools, nurseries and there is also a nearby secondary school. There are good public transport facilities and a range of shops on Countesswells Road which include a supermarket, Post Office, hairdresser and fish shop. There are also the Airyhall Library and health centre. A short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city. It is also well placed for Hazlehead Park with its delightful play areas, nine and 18 hole golf courses and quality restaurant.

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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.