



558 Stoneywood Brae | Stoneywood | AB21 9FD

Stunning Three Bedroom Townhouse

Fixed Price £247,500

New and exclusive to The Meadows by Dandara, the new Poplar three-bedroom home is the perfect choice for excellent family accommodation. With part exchange available*, this could be the seamless and stress free move to your dream home.

Featuring a dual-aspect open-plan living, dining and kitchen area on the ground floor, along with plenty of practical storage space and a downstairs WC, this property epitomises modern family living. The kitchen is of contemporary design by top German manufacturers, featuring stone worktops and integrated appliances, with the back door giving direct access into the rear garden. High quality oak veneered flush faced internal doors are used throughout the accommodation and are fitted with stylish chrome handles.

On the first floor there are spacious double bedrooms, one with fitted wardrobes, and a contemporary family bathroom with shower over the bath, chrome towel rail and built in storage. The spacious master bedroom suite can be found on the second floor, and benefits from an en suite shower room, dressing area and storage space. Quality white porcelain suites are used in both the bathroom and en suite.

Outside, there is a fully enclosed garden situated to the rear ideal for entertaining, family play area or pets. There are two private parking spaces to the rear of the property, with additional visitor spaces within the development.

PART EXCHANGE AVAILABLE subject to Terms and Conditions*
Please note, the photographs are for illustration purposes only

ACCOMMODATION

- Lounge/Kitchen/Dining
10'5" x 27'5" (3.18m x 8.36m) approx.
- Bedroom 2
13'11" x 9'9" (4.24m x 2.97m) approx.
- Bathroom
6'2" x 7'3" (1.88m x 2.21m) approx.
- Bedroom 3
13'11" x 9'7" (4.24m x 2.92m) approx.
- Master Bedroom
10'0" x 22'11" (3.05m x 6.99m) approx.
- En Suite
6'6" x 9'9" (1.98m x 2.97m) approx.

Gas Central Heating

Double Glazing

Two Parking Spaces

EPC Band B



Kitchen



Kitchen/Dining



Master Bedroom



Master Bedroom



En Suite



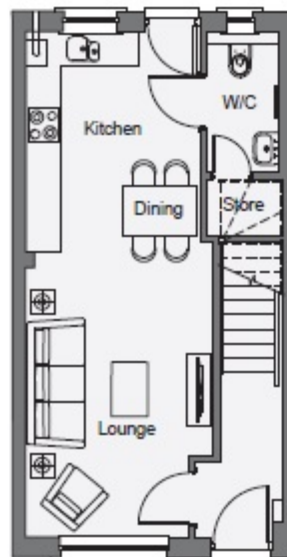
Bedroom 2



Bedroom 3



Bathroom



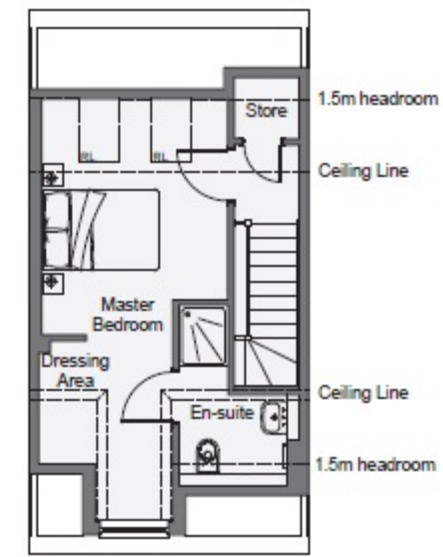
Ground Floor

| | | |
|-----------------------|-------------------|-------------------|
| | Meters | Feet |
| Lounge/Kitchen/Dining | 3.11m x 8.36m max | 10'2" x 27'5" max |



First Floor

| | | |
|-----------|-------------------|-------------------|
| | Meters | Feet |
| Bedroom 2 | 4.25m x 2.99m max | 13'11" x 9'9" max |
| Bathroom | 1.88m x 2.23m max | 6'2" x 7'3" max |
| Bedroom 3 | 4.25m x 2.93m max | 13'11" x 9'7" max |



Second Floor

| | | |
|----------------|-------------------|------------------|
| | Meters | Feet |
| Master Bedroom | 3.07m x 6.99m max | 10' x 22'11" max |
| En-Suite | 1.99m x 2.97m max | 6'6" x 9'9" max |

*RL - Rooflight

Viewing By Appointment Telephone 01224 719900 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From the Haudagain roundabout, travel north along Auchmill Road. At the roundabout, take the second exit onto the A947, then travel along the road before taking a right onto Stoneywood Brae.

Location

Surrounded by mature trees and occupying a prime central location within Stoneywood, The Meadows is ideally positioned close to all local amenities. With local schools, major centres of employment, bus, road and rail links to Aberdeen city centre all within easy reach, you're conveniently close to everything that matters - there's even a Co-operative Food store and Marks & Spencer Foodhall and café, just around the corner.

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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.