



39 Countesswells Park Place
Aberdeen, AB15 8FJ

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chalmers**
estate agency



Ground floor



Kitchen



Lounge

39 Countesswells Park Place Aberdeen, AB15 8FJ

Beautifully presented three bedroom mid terraced property with rear garden.

- Ideal first home in ready to move into condition
- Superb finishing and decor throughout
- Two bedrooms and a third study/ nursery room
- Ample storage
- Close to all local amenities and the city centre
- Gas central heating and double glazing



Three beds.



One bathroom.



One public room.

Beautifully presented three bedroom mid terraced property with rear garden.

With modern family living in mind, this most attractive three bedroom terraced dwellinghouse has been thoughtfully designed and offers generous room dimensions, tasteful decor and has been completed to a high specification finish throughout. Located within the heart of the sought after Countesswells development, just some minutes from the city centre, Westhill and the AWPR are also easily accessible and provide a wealth of local amenities within easy driving distance.

In truly 'walk in' condition, viewers will be undoubtedly impressed with this property and early viewing is essential to appreciate the level of accommodation on offer. Upon entering the spacious hallway, the decor is fresh and welcoming. A carpeted staircase leads to the upper level and a most handy WC is located to the right.

Moving through to the rear of the ground floor, the superb living accommodation opens up to a contemporary space of kitchen set on open plan to the lounge. The Amtico flooring flows throughout the ground floor and combined with the fresh neutral decor adds to the overall feeling of light and space. The kitchen itself has a high specification finish, with luxurious wall and base mounted units and a co-ordinating roll top work surface.

The breakfast bar and stools allow for informal dining; however, there is ample space for a table and chairs, if desired. Inset to the units are integrated Smeg appliances; gas hob, electric oven, washer dryer and dishwasher will be included with the sale. Ceiling spotlights combined with pendant lights over the breakfast bar complete the look.



Bedroom 1



Bedroom 2



Bathroom

The well-presented lounge has a pleasant configuration, completed by the full height glazed panel windows and French doors to the garden. This really presents an ideal inside outside flow.

On the upper floor, there are two immaculately presented double bedrooms; both of which benefit from built in storage.

The third bedroom would make an ideal nursery or study room. Completing the accommodation, the centrally located bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

There is ample storage with inset vanity units. The property benefits from a fully enclosed private rear garden, with an easy to maintained area of lawn, patio and paved path to a rear gate.

An allocated parking space is provided with the property and there is ample visitor parking also.

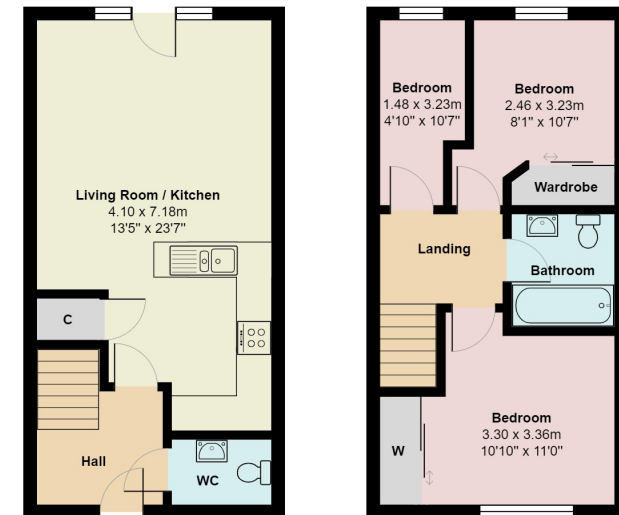


Garden

Accommodation and plans

Hallway	7'3" x 8'11"	2.21m x 2.72m
WC	5'9" x 3'9"	1.75m x 1.14m
Lounge/ kitchen	23'7" x 13'5"	7.19m x 4.09m
Bedroom one	10'10" x 11'0"	3.3m x 3.35m
Bedroom two	10'7" x 8'1"	3.23m x 2.46m
Bedroom three	10'7" x 4'10"	3.23m x 1.47m
Bathroom	5'11" x 6'6"	1.8m x 1.98m

39 Countesswells Park Place



Directions

From the west end of Union Street, follow the road onto Holburn Street and take the first exit on the right into Union Grove. Follow this road for some distance, at the first roundabout take the 2nd exit onto Cromwell Road and at the next roundabout take the 2nd exit onto Seafield Road. Continue onto Countesswells Road and at the roundabout, take the first exit staying on Countesswells Road. At the T-junction, turn right onto Beech tree gardens, taking the second right onto Gairnhill. Passing Countesswells woods on your left hand side, turn right onto North Countesswells Road and right onto Countesswells Park Place. Take the first left and the property is the fourth house on the right.

Location

Countesswells Park Place lies within a new development approximately 4 miles to the west of the city, bordered by Hazelhead woods and Countesswells woods to the south. The expanding area is within easy access of the AWPR and the popular town of Westhill; which has its own local retail centre, local amenities and oil related offices. The city centre is also easily accessible; providing access to a wealth of amenities you would expect to find in a thriving city. Aberdeen International Airport is also within easy driving distance, as is Kingswells and Dyce.

Arrange a viewing

Viewing By appointment telephone 07738825501 or by arrangement with Ledingham Chalmers on 01224 632500

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