



15 Old Lang Stracht | Aberdeen | AB15 8QF

Three Bedroom Semi Detached House in Prime Location

Fixed Price £305,000

This semi detached three bedroomed family home, with south facing fully enclosed garden, is located in a sought after residential area. Completed to a highest of standards, by Stewart Milne Homes, one of the areas foremost housebuilders.

The split level accommodation is accessed via the welcoming upper floor hallway which gives access to all bedroom accommodation and has a staircase leading to the lower floor. On the upper floor the hallway has the benefit of a large storage cupboard. The master bedroom has a double fitted wardrobe with sliding mirror doors offering excellent shelf and hanging space and a contemporary en suite shower room fitted with w.c. and wash hand basin set in driftwood-effect furniture, and double width tiled shower cubicle with thermostatic shower. There are two further double bedrooms both of which are well proportioned and having the advantage of built-in storage facilities. The partially tiled family bathroom fitted with three piece white suite and opaque window completes the accommodation on the top floor.

A comfortably graded staircase leads to the lower floor opening into a stunning open plan lounge/dining area which flows through a set of French doors to the delightful south facing rear garden ideal for al fresco dining and entertaining, allowing an abundance of natural light to fill the living area, ample space for a full range of living and dining room furniture, glazed double doors lead to the dining kitchen. The dining kitchen is fitted with a range of quality white high gloss base and wall units with contrasting worktop, integrated oven and microwave, gas hob with contemporary cooker hood above and stainless steel splashback behind, integrated fridge/freezer and dishwasher, stainless steel sink and drainer, ample space for informal dining. The utility room is fitted with units matching those in the kitchen and is plumbed for automatic washing machine and tumble dryer, stainless steel sink and drainer, deep understair storage cupboard. Completing the accommodation on this level is the cloakroom fitted with two piece suite comprising w.c. and wash hand basin.

Outside, to the front there is a driveway with parking for two vehicles, lawn areas bounded by fencing and dry stone dykes and a gate leads to the rear of the property. To the rear, the sizeable garden is south-facing, fully enclosed and laid to lawn with trees and shrubs in borders, making this an ideal area for the whole family to enjoy throughout the year.

ACCOMMODATION

Lower Floor

Lounge/Dining Room on Open Plan
21'3" x 20'5" (6.48m x 6.22m) approx.

Dining Kitchen
13'7" x 9'3" (4.14m x 2.82m) approx.

Utility Room
10'5" x 8'3" (3.18m x 2.52m) approx.

Cloakroom
6'5" x 3'6" (1.96m x 1.07m) approx.

Upper Floor

Hallway
Master Bedroom
11'4" x 10'1" (3.46m x 3.07m) approx.

En Suite Shower Room
8'2" x 5'8" (2.49m x 1.73m) approx.

Double Bedroom 2
13'1" x 9'0" (3.99m x 2.74m) approx.

Double Bedroom 3
12'7" x 7'6" (3.84m x 2.29m) approx.

Bathroom
7'3" x 5'8" (2.21m x 1.73m) approx.

Gas Central Heating

Double Glazing

EPC Band B



Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Dining Kitchen



Dining Kitchen



Utility Room



Hallway



Master Bedroom



Master Bedroom



En Suite



Double Bedroom



Double Bedroom



Bathroom



Rear Garden



Rear Garden



View

15 Old Lang Stracht



Floor plans are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors of omissions thereof will be accepted.

Floor Plan

Property location



Location

Kingswells is an expanding residential village within easy commuting distance of Aberdeen city centre and the business developments of Westhill, as well as the international airport at Dyce. The village is served by good public transport facilities, there is a park and ride and in the vicinity is a primary school, shopping centre, community centre and church. The secondary schools are located in Westhill, Bucksburn and Aberdeen.

Directions

From the West end of Union Street continue on to Alford Place, Albyn Place and Queen's Road; travel straight ahead on to the A944 Aberdeen-Alford Road. At the Kingswells roundabout, take the last exit and turn right on to the unnamed road that takes you to Fairley Road. Turn left onto Fairley Road and then take second right. Follow the road and property is situated on the right.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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.