



43 Concraig Gardens | Kingswells | AB15 8LG

Three Bedroom Semi Detached Villa

Offers Over £199,995

We are delighted to offer for sale this three bedroom semi-detached villa situated within an established residential area of Kingswells. The property offers well proportioned accommodation across two floors, ideally suited to a young family.

The home is entered into the hallway, giving way to a naturally bright front facing lounge. With neutral decor and laminate flooring, this room is ideal for the family to gather and relax.

To the rear is the dining kitchen, fitted with a range of wall, base and drawer units, overlaid with matching roll front work surfaces. Ample dining space is offered adjacent to the French doors which allow direct access to the garden and a built-in under-stair storage cupboard provides useful storage space.

The carpeted staircase ascends to the first floor landing where the built-in airing cupboard is situated as well as the loft hatch with Ramsay ladder giving way to the partially floored loft.

The first of the double bedrooms is located to the front of the home, boasting a built in double wardrobe with mirrored sliding doors. The second double bedroom to the rear offers space for a range of free-standing furniture and the single bedroom to the front would make an ideal children's bedroom.

The home is completed by the family bathroom which comprises a white W.C., wash hand basin fitted into vanity unit and bath with mains shower over. The room is finished with extensive tiling and a rear facing opaque window.

Outside, the well maintained rear garden is laid with a combination of patio and lawn and is fully enclosed creating a safe environment for children and pets. The front garden is also laid to lawn and the driveway to side provides convenient off-street parking.

## ACCOMMODATION

### Ground Floor

#### Lounge

14'3" x 12'3" (4.34m x 3.73m) approx.

#### Dining Kitchen

15'6" x 9'7" (4.73m x 2.92m) approx.

### First Floor

#### Bedroom

12'6" x 8'6" (3.81m x 2.59m) approx.

#### Bedroom

9'1" x 8'6" (2.77m x 2.59m) approx.

#### Bedroom

9'3" x 6'6" (2.82m x 1.98m) approx.

#### Bathroom

6'6" x 5'6" (1.98m x 1.68m) approx.

Gas Central Heating

Double Glazing

EPC Band C



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Bedroom**



**Bedroom**



**Bedroom**

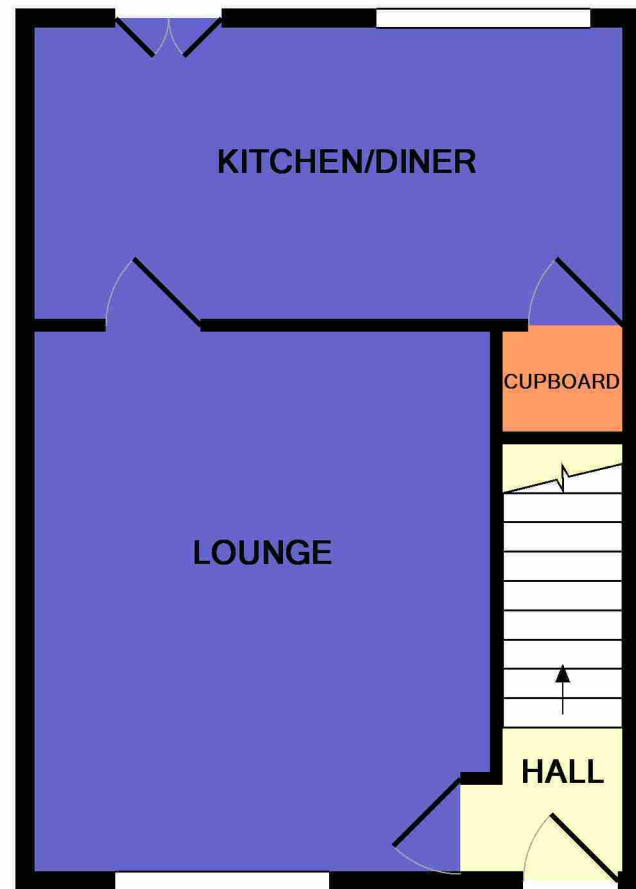




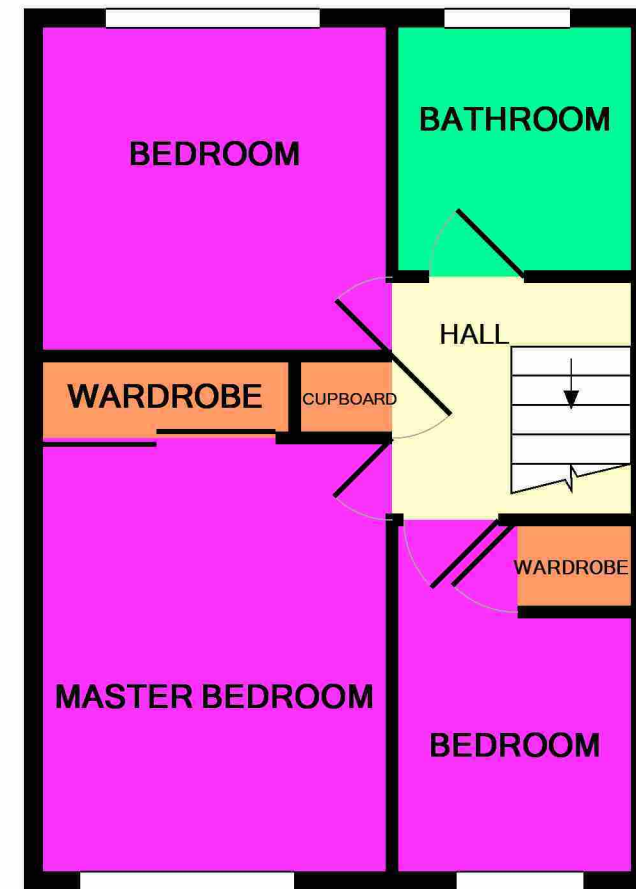
**Bathroom**



**Garden**



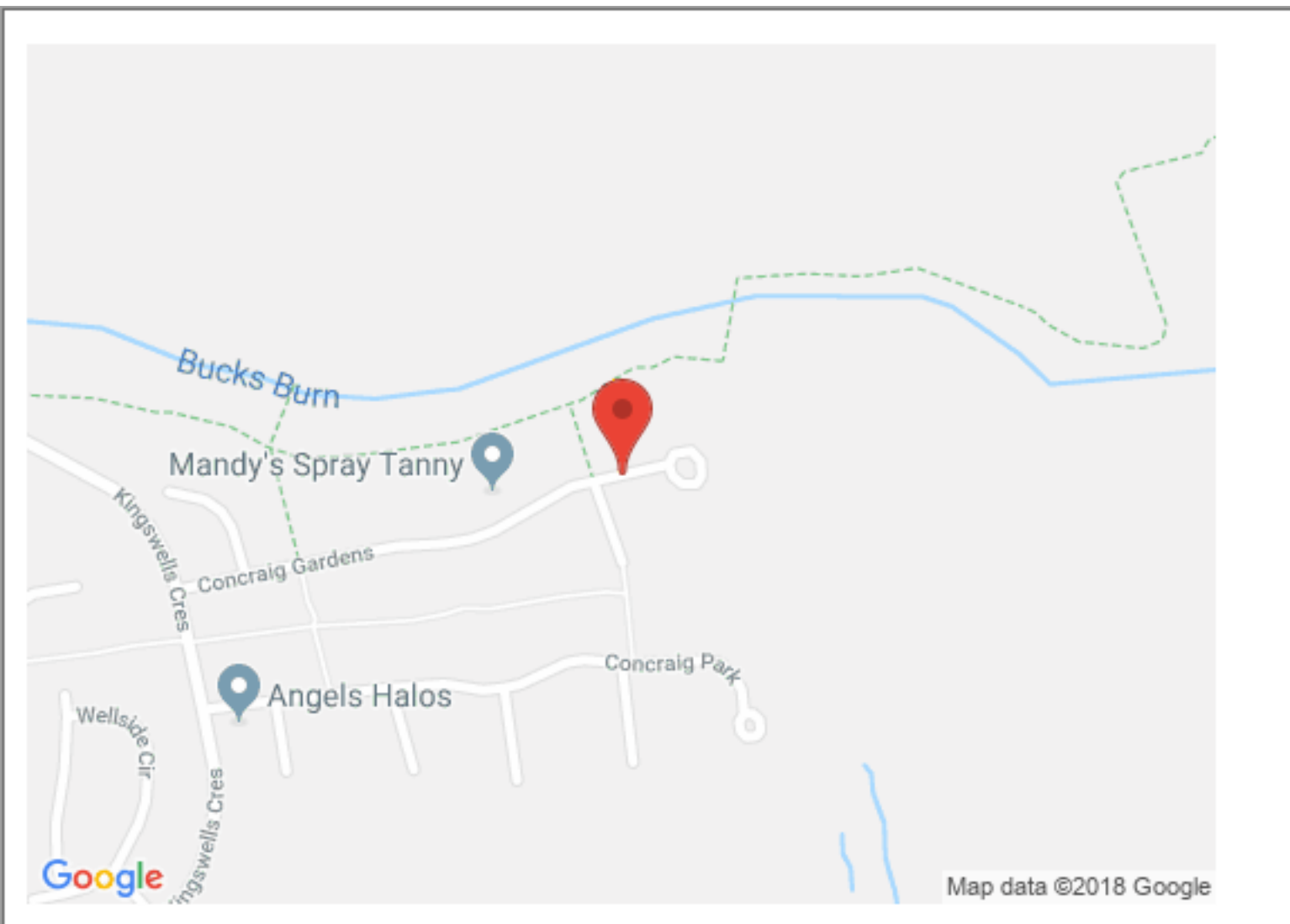
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



## Directions

From the city centre, take the A944 Westhill/Alford and on reaching the Kingswells roundabout, take the third exit. Continue ahead at the traffic lights and take the second road on the right onto Kingswells Crescent. Continue ahead taking the fourth road on the left into Concraig Gardens. The property is located on the left hand side.

## Location

Kingswells is a thriving community with an excellent range of local amenities including shops, schools and excellent public transport facilities. As well as being within easy access of the city centre, Kingswells offers ideal access to various oil and associated offices at Dyce and Aberdeen Airport. A wide range of leisure pursuits are available in the surrounding areas including golf courses at Hazlehead, Bielside, Peterculter and Westhill, fishing in both the Rivers Don and Dee and hill walking, skiing and various other outdoor leisure pursuits available on Royal Deeside and the Lecht, both of which are readily accessible.

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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.