



28 Dalmaik Crescent | Peterculter | AB14 0TP

Three Bedroom End Terraced Villa

Offers Over £175,000

Enjoying an elevated position on an established residential street, we offer for sale this three bedroom end terraced villa. The property provides excellent family accommodation across two floors with generous gardens to the front and back.

The home is entered into the vestibule which has useful built-in storage and gives way to the hallway. The lounge to the front of the home features neutral decor with a central fireplace, providing ample space for the family to gather and relax.

Continuing to the rear, the dining kitchen is of good size and ideally laid out for everyday family dining and entertaining alike. The kitchen is fitted with a range of units together with various integrated and free-standing appliances which are to be included in the sale.

To complete the ground floor, the family bathroom is fitted with a modern white suite comprising W.C., wash hand basin and bath with electric shower over, finished with aqua panelling and fitted storage furniture.

The carpeted staircase ascends to the first floor landing, giving way to three well proportioned double bedrooms. Each of the bedrooms benefits from useful built-in storage and offers ample space for a range of free-standing furniture.

From the first floor landing, access is given to the loft space via ramsay ladder. The loft space is fully floored and lined with eaves storage space and a cleverly designed fitted pool table.

Outside, the front of the home features a rockery with an array of mature bushes and shrubs, as well as a pleasant decking area. The rear garden is on split levels and laid with a combination of lawn, patio and decking, ideal for outdoor entertaining and alfresco dining. The timber shed and greenhouse are to be included in the sale.

## ACCOMMODATION

### Ground Floor

#### Vestibule

4'6" x 3'5" (1.37m x 1.04m) approx.

#### Lounge

14'4" x 12'9" (4.37m x 3.89m) approx.

#### Dining Kitchen

14'4" x 9'8" (4.37m x 2.95m) approx.

#### Bathroom

6'3" x 5'9" (1.91m x 1.75m) approx.

### First Floor

#### Bedroom

12'4" x 10'5" (3.76m x 3.18m) approx.

#### Bedroom

11'1" x 10'9" (3.38m x 3.28m) approx.

#### Bedroom

11'1" x 9'9" (3.38m x 2.97m) approx.

To be included in the sale are all fitted floor coverings, blinds, light fittings and shades together with the white goods in the kitchen and most curtains.

Gas Central Heating

Double Glazing

EPC Band D



**Hallway**



**Lounge**



**Dining Kitchen**



**Dining Kitchen**



**Bathroom**



**Bedroom 1**





**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



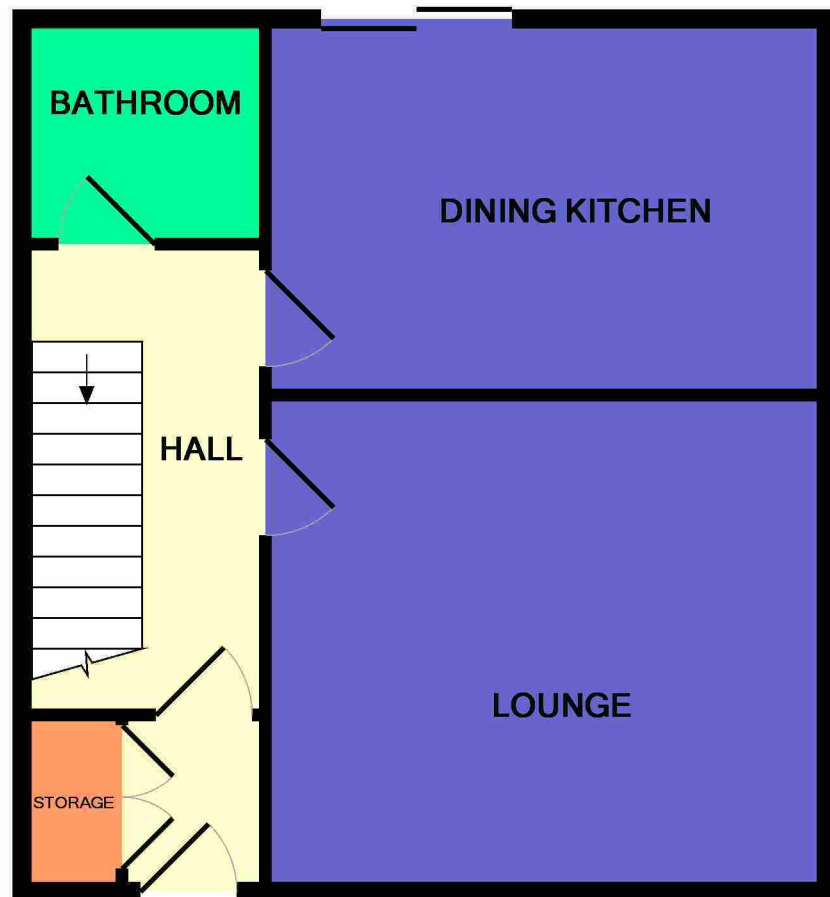
**Rear Garden**



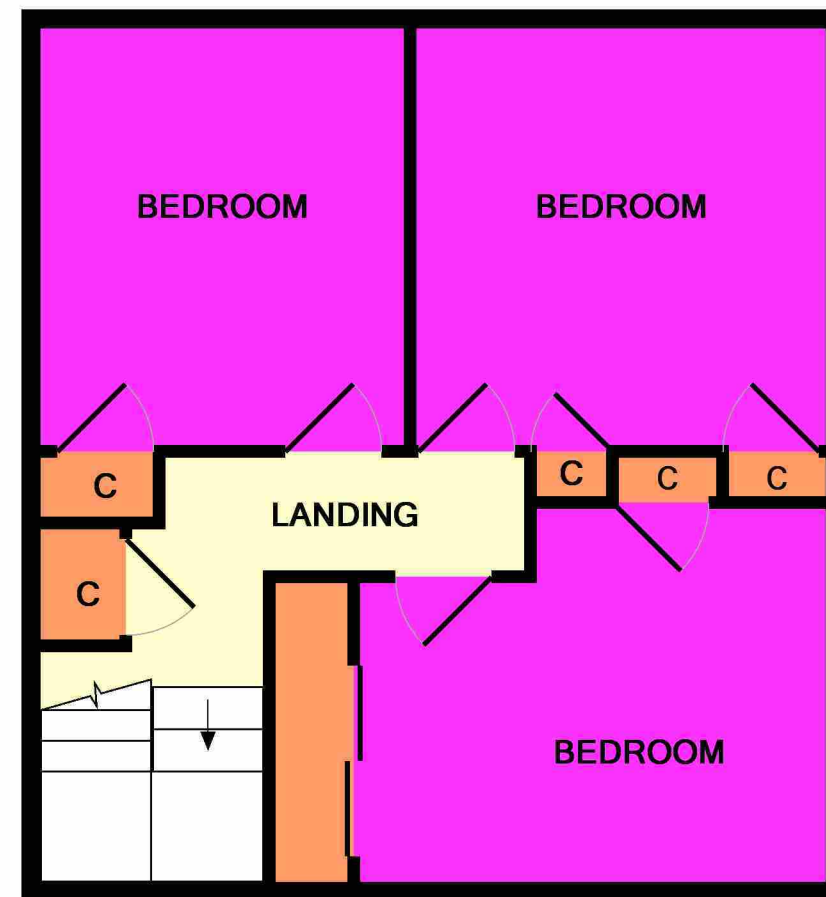
**Rear Garden**



**Front Garden**



GROUND FLOOR

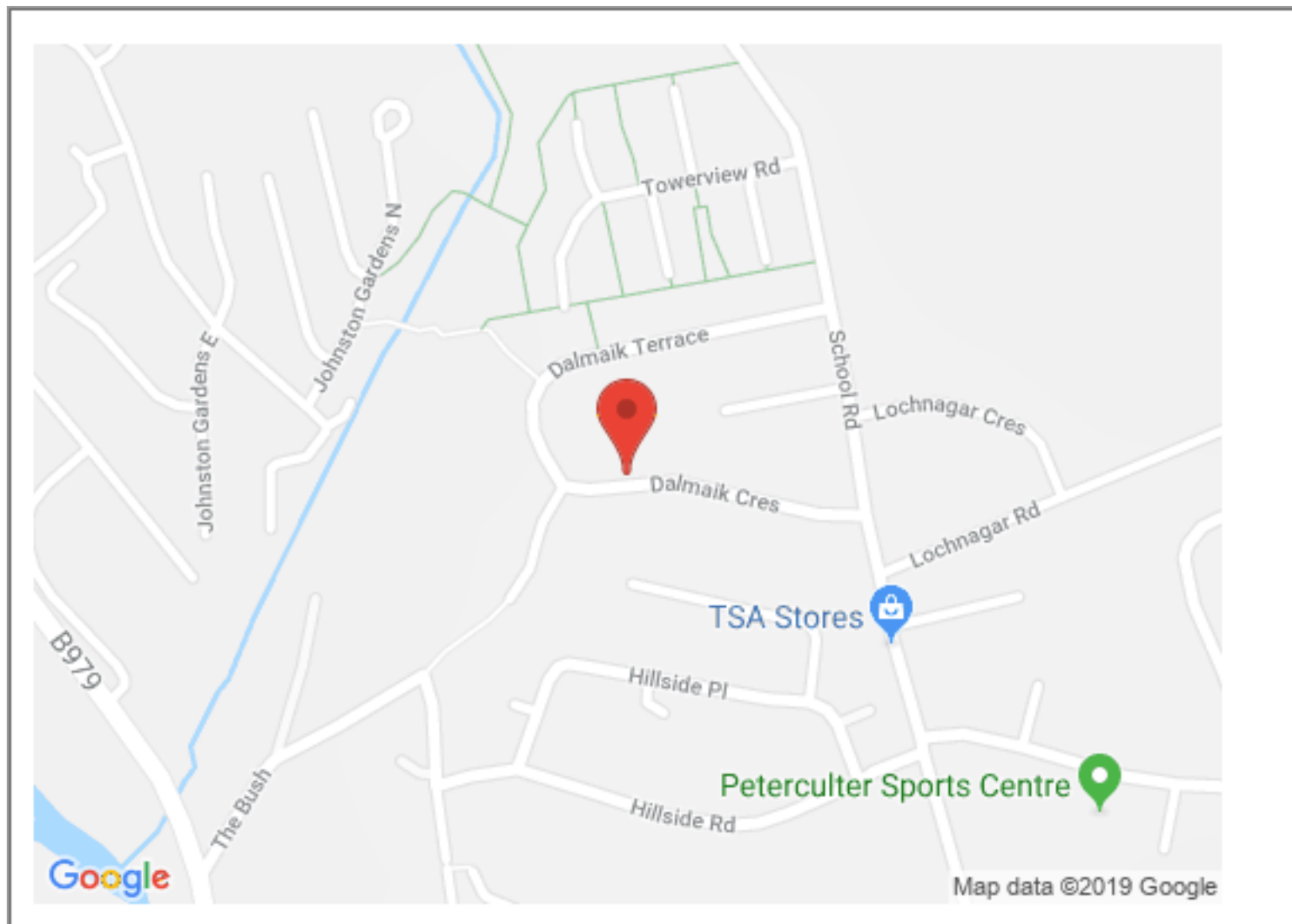


1ST FLOOR

# Floorplan

Viewing By Appointment Telephone 07712 742673 or 07720 049414 or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



## Directions

From Aberdeen, travel to Peterculter along North Deeside Road. On entering Peterculter, turn right onto School Road, proceed up the hill and take the fourth exit on the left onto Dalmaik Crescent. The property is located along on the right hand side.

## Location

Peterculter is a delightful suburb being the gateway to Royal Deeside where there is an excellent range of outdoor pursuits and leisure facilities. The suburb of Peterculter has an excellent range of local shops and public transport facilities to the city centre. There is a primary school and secondary education is catered for at Cults Academy. It is linked to the city by a good commuter road as well as easy access via the AWPR to Westhill, Kingswells, Dyce and Aberdeen Airport.

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