



**10 Mill Lade Wynd**

Danestone, Aberdeen, AB22 8QN

ledingham  
chalmers  
estate agency





Lounge





Dining Kitchen



Family Room

**10 Mill Lade Wynd  
Danestone, Aberdeen, AB22 8QN**

**Four/five bedroom detached family home**

- Four/Five bedroom detached dwellinghouse
- Ideal for modern family life
- Generous lounge with feature fireplace
- Stylish kitchen with feature island and breakfast bar
- Additional large family room
- Fabulous garden with feature gazebo



**Five** beds.



**Two** bathrooms.



**Three** public rooms.



## Four/five bedroom detached family home

Situated in a desirable residential location, we offer for sale this exceptionally spacious four/five bedroom detached dwellinghouse which is tucked back in a private spot. The home offers versatile accommodation across two floors, with superb living space, ideal for modern family life.

The home is entered into the vestibule, giving way to the wide entrance hall laid with Karndean flooring and boasting a large airing cupboard which houses the hot water tank.

The living space on the ground floor comprises a generous lounge with central fireplace housing a Living Flame gas fire, a large family room to the rear and a dining room which ideal for formal dining and entertaining.

The dining kitchen features a wide range of quality wall, base and drawer units with a central island and breakfast bar area, finished with granite work surfaces. Ample dining space is offered and is perfect for everyday family dining, with patio doors giving access onto the side patio and decking area.

Adjacent to the kitchen is the convenient utility room which provides a useful hideaway for laundry appliances and boasts a deep built-in storage cupboard.

The ground floor is completed by the fifth bedroom, currently used as a study, and the fully tiled cloakroom with white suite and vanity units.



Master Bedroom



Bedroom





Bedroom

The carpeted staircase ascends to the first floor landing, giving way to a most generous master bedroom with attractive window seat and wall-to-wall wardrobes with mirrored sliding doors.

This room is further enhanced by the modern en suite shower room which is fitted with a white suite and quadrant shower compartment with mains shower.

The three further double bedrooms are also of excellent size and boast built-in wardrobes with mirrored doors as well as ample space for a range of free-standing furniture.

The home is completed by the spacious family bathroom which features a white suite comprising W.C., bidet, twin wash hand basins, a bath and separate shower compartment.

Outside, the property is set within a generous plot, having gardens which wrap around the property.

The beautifully maintained front garden is laid to lawn with planted borders, shrubs and bushes.

The gardens to sides and rear are laid with a combination of lawn and patio, with a large decking area having a wooden gazebo offering the perfect spot for outdoor entertaining.

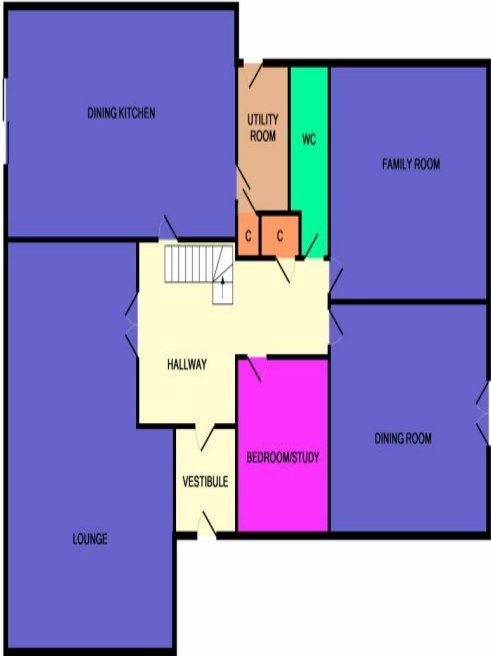
The driveway provides convenient off-street parking for several vehicles and leads to the detached double garage with two electric doors



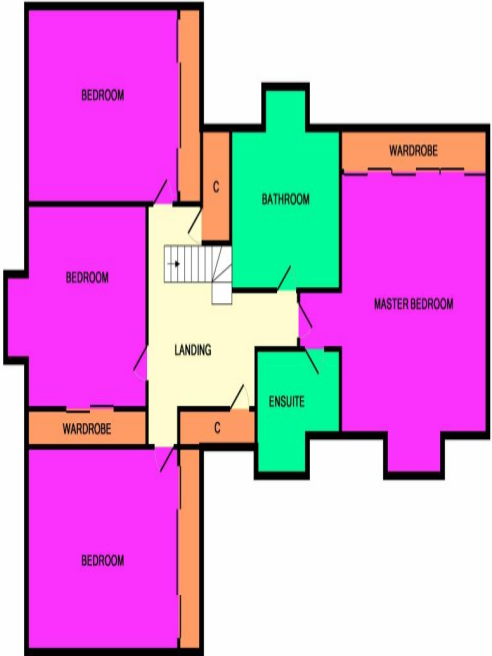
Garden

# Accommodation and plans

Vestibule	6'5" x 6'3"	1.96m x 1.91m
Lounge	23'6" x 20'6"	7.16m x 6.25m
Dining Kitchen	22'4" x 13'4"	6.81m x 4.07m
Utility Room	7'9" x 5'5"	2.36m x 1.65m
Dining Room	16'6" x 13'4"	5.03m x 4.07m
Family Room	16'6" x 13'4"	5.03m x 4.07m
Study / Bedroom 5	10'2" x 9'7"	3.1m x 2.92m
Cloakroom	10'1" x 4'2"	3.07m x 1.27m
Master Bedroom	20'3" x 15'0"	6.17m x 4.57m
En Suite	7'6" x 7'4"	2.29m x 2.24m
Bedroom	15'1" x 11'8"	4.6m x 3.56m
Bedroom	15'0" x 10'7"	4.57m x 3.23m



GROUND FLOOR



1ST FLOOR

## Directions

Travel north along Anderson Drive and continue ahead at the Haudigan roundabout onto Mugiemoss Road. At the following roundabout take the second exit, crossing the bridge and taking the third exit at the next roundabout onto Laurel Drive. Continue past Tesco and take the first exit on the right onto Mill Lade Wynd. Turn left and continue along. Number 10 is the second last property on the left hand side.

## Location

The property is situated within a desirable development within the ever-popular Danestone suburb to the north of the city. The area is well served by local amenities including shops, supermarkets and restaurants. Educational needs are catered for with a choice of primary and secondary schools and the wealth of leisure facilities includes a community centre, swimming pool and nearby fitness club. The area is conveniently located for access to the airport as well as the industrial estates at Bridge of Don and Dyce.

## Arrange a viewing

Viewing By Appointment Telephone 07762 607225 or By  
Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.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 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.