



21 Kepplestone Gardens
Aberdeen, AB15 4DH

ledingham
chalmers
estate agency



Staircase



Lounge

21 Kepplestone Gardens Aberdeen, AB15 4DH

Executive detached dwelling house -
beautifully upgraded throughout

- Prestigious kepplestone development
- Major programme of refurbishment has been completed
- Four bedrooms/four Public Rooms/four bathrooms
- Double garage
- Bespoke garden room
- Early viewing is essential



Four beds.



Four bathrooms.



Four public rooms.

Executive detached dwelling house - beautifully upgraded throughout

Located on an enviable corner site in the prestigious Kepplestone development this immaculate detached dwelling house with double garage is offered for sale. The property has recently undergone a major programme of refurbishment to provide an exceptional family home with attention to detail evident throughout. Significant improvements include the reconfiguration of the ground floor with internal doors moved and replaced, walls have been moved and the kitchen has been totally refurbished to provide a fabulous open plan family/dining/kitchen. All bathrooms have been upgraded with contemporary style sanitary ware. All fitted wardrobes have been replaced with superior units by Sharps. The whole property has stylishly decorated with tasteful wall coverings, curtains and blinds from Andersons of Inverurie. The result is a truly stunning family home sure to meet the demands of the most discerning purchaser.

Grand archway door gives entry to the property and provides excellent kerb appeal. The vestibule has double doors leading to the reception hall which has Karndean flooring and a striking double staircase leading to the upper floor. Located off the hall, there is a WC with stylish suite, substantial utility room with separate back door access. The elegant lounge has a front aspect and contemporary style fire. Also enjoying a front aspect, the formal dining room is a versatile room suitable as a playroom, additional sitting room or bedroom. Another versatile room is the study which, again could be used as an additional bedroom or sitting room if required. The heart of this fine home must surely be the open plan family/dining/kitchen. It is fitted with an extensive range of superior units with Corian work tops and integrated fitted by Drumoak Kitchens. It has a large central island unit, separate sitting area and French doors leading to the garden.



Kitchen



Bedroom

Accommodation and plans

Lounge	19'10" x 19'5"	6.05m x 5.92m
Dining room	16'1" x 10'0"	4.9m x 3.05m
Kitchen/family room	27'5" x 16'8"	8.36m x 5.08m
Study	14'8" x 12'1"	4.47m x 3.68m
Master bedroom	19'8" x 11'2"	6m x 3.4m
En suite	12'8" x 9'7"	3.86m x 2.92m
Bedroom	13'9" x 10'9"	4.19m x 3.28m
En suite	7'4" x 6'10"	2.24m x 2.08m
Bedroom	15'1" x 10'1"	4.6m x 3.07m
En suite	10'7" x 5'3"	3.23m x 1.6m
Bedroom	14'8" x 10'8"	4.47m x 3.25m
En suite	10'7" x 5'2"	3.23m x 1.58m

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Directions

From the West End of Union Street continue on to Alford Place along Albyn Place and at the Queens Cross roundabout continue straight across on to Queens Road. Continue straight ahead over the next two roundabouts and cross over North Anderson Drive. Take the second on the left on to Viewfield Road and at the bottom turn left into Kepplestone Gardens. Turn into the third cul de sac on the right and No 21 is located at the end of the cul de sac on the right hand side

Arrange a viewing

Viewing By Appointment Telephone 07841 848237 By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

Icea.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.