



**1 John Porter Wynd**

Countesswells, Aberdeen, AB15 8LE

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Dining/Family Room

**1 John Porter Wynd  
Countesswells, Aberdeen, AB15 8LE**

**Spacious detached five bedroom family home  
with integral garage**

- Spacious lounge with large picture window
- Beautifully finished open-plan kitchen
- Generous dining room with French doors to rear garden
- Master bedroom and guest bedroom, both en-suite
- Three further double bedrooms
- Fully enclosed rear garden and integral garage



**Five beds.**



**Three bathrooms.**



**Three public rooms.**

## Spacious detached five bedroom family home with integral garage

There is a real difference between simply building a house, and creating a comfortable, practical home which will meet your needs for years to come.

That difference is attention to detail - something which is evident with the carefully considered interior, spacious open plan living and entertaining areas, quality kitchens with appliances, well proportioned bedrooms and sumptuous bathrooms and en-suites.

Every detail within this five bedroom family home has been designed to deliver comfort, quality and style.

The ground floor accommodation is accessed through a welcoming reception hallway with staircase to the upper floor; off the hallway is a cloakroom fitted with high quality white porcelain sanitary-ware including wall-mounted basin, concealed cistern WC and polished chrome taps.

The well proportioned formal lounge has a large picture window to the front and double French doors leading to the fantastic open plan German kitchen, designed for both functionality and practicality with high quality stone worktops.

The kitchen is fully equipped with all appliances including an integrated double oven, gas hob, extractor hood, microwave, dishwasher, fridge/freezer and stainless steel sink and chrome tap.



Dining/Family Room



Master Bedroom



Guest Bedroom



En-suite

The dining room has ample space for a sizeable dining table and chairs or could be used as further living room accommodation providing plenty of space for relaxing or entertaining family and friends, with French doors leading out to the rear garden ideal for al fresco dining and entertaining

A utility room is located off the kitchen and gives access to the side of the property.

On the upper floor there is a spacious master bedroom with stylish en-suite featuring high quality contemporary white wall-mounted basin and concealed cistern WC, thermostatically controlled shower units, polished chrome taps and towel rails.

The guest bedroom with its own high quality en suite and both master and guest bedroom having walk-in wardrobe accommodation.

There are three further generous double bedrooms and a contemporary family bathroom which includes plenty of practical storage space.

Outside, there is an integral garage with motorised door, power and light with a driveway to the front. To to the rear there is a fully enclosed garden ideal for entertaining, family play areas or for pets.

Part exchange available!\*

Photographs for illustration purposes only

## Accommodation and plans

|                     |                |               |
|---------------------|----------------|---------------|
| Ground Floor        | 0" x 0"        | 0m x 0m       |
| Entrance Hallway    | 0" x 0"        | 0m x 0m       |
| Formal Lounge       | 16'8" x 12'5"  | 5.08m x 3.79m |
| Dining Room/Kitchen | 30'5" x 12'10" | 9.27m x 3.91m |
| Utility Room        | 7'6" x 7'5"    | 2.29m x 2.26m |
| Cloakroom           | 0" x 0"        | 0m x 0m       |
| Garage              | 16'4" x 9'9"   | 4.98m x 2.97m |
| First Floor         | 0" x 0"        | 0m x 0m       |
| Upper Hallway       | 0" x 0"        | 0m x 0m       |
| Master Bedroom      | 15'8" x 10'8"  | 4.78m x 3.25m |
| En Suite            | 8'5" x 5'3"    | 2.57m x 1.6m  |
| Guest Bedroom       | 15'6" x 10'8"  | 4.73m x 3.25m |

First Floor

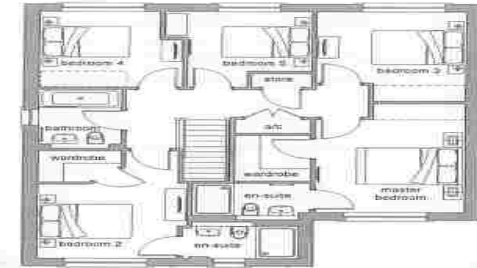
Master Bedroom  
Master En-suite  
Bedroom 2  
En-suite 2  
Bedroom 3  
Bedroom 4  
Bedroom 5  
Bathroom

Feet

10'6" x 15'8"  
8'5" x 5'3"  
10'8" x 15'6"  
8'3" x 5'3"  
10'8" x 12'11"  
10'2" x 10'11"  
10'6" x 10'11"  
5'11" x 8'6"

Metres

3.24m x 4.78m max  
2.57m x 1.6m max  
3.24m x 4.72m max  
2.51m x 1.6m max  
3.24m x 3.92m max  
3.11m x 3.32m max  
3.2m x 3.32m max  
1.6m x 2.59m max



Ground Floor

Kitchen/Dining  
Lounge  
Utility  
Garage

Feet

30'5" x 12'10"  
12'5" x 15'5"  
7'5" x 7'8"  
9'8" x 16'4"

Metres

9.26m x 3.9m max  
3.80m x 4.78m  
2.25m x 2.25m  
2.98m x 4.97m



## **Directions**

From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road; turn right into Countesswells Avenue and follow the road to the development.

## **Location**

The property is situated in the Countesswells area of Aberdeen, well placed for primary schools, nurseries and there is also a nearby secondary school. There are good public transport facilities and a range of shops on Countesswells Road which include a supermarket, Post Office, hairdresser and fish shop. There are also the Airyhall Library and health centre. A short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city. It is also well placed for Hazlehead Park with its delightful play areas, nine and 18 hole golf courses and quality restaurant.

## Arrange a viewing

Viewing By Appointment Telephone 01224 310178 or By  
Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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[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.