



**16 Fernielea Crescent,**  
Aberdeen, AB15 6JN

**ledingham  
chalmers**  
estate agency





Hallway





Lounge



Lounge

## Two bedroom mid terraced dwellinghouse

- Excellent storage facilities throughout
- Ample on street parking available
- Sleek Kitchen with integrated appliances included
- Stylish Bathroom with modern suite
- Bright and airy Lounge / Dining Room with dual aspect
- Two generous sized Double Bedrooms



**Two** beds.



**One** bathroom.



**One** public room.



**Enjoying an open outlook over mature trees and parkland, this two bedroom mid terraced dwellinghouse enjoys an elevated position, and lies in a well established popular residential area.**

Upgraded and modernised throughout by the current owners, this delightful home boasts spacious accommodation over two floors and enjoys the benefits of gas central heating, double glazing and generous storage facilities.

Upon entering the hallway has a handy under stair storage and provides access to the lounge / dining room with dual aspect to the front and rear. The lounge / dining room is decorated in warm tones with tasteful complimenting flooring and beautiful feature fireplace which adds character to the room.

The sleek kitchen is fitted with a range of base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and a range of integral appliances, all of which are included as part of the sale. A door provides access to the private rear garden.

A staircase provides access to the upper floor where you will find all remaining accommodation. There are two generous sized double bedrooms, both benefiting from built-in storage and further space available for freestanding bedroom furniture.

The bathroom completes the accommodation and is fitted with a shower over the bath set into tiled walls, WC, wash hand basin, heated towel rail and finished with trendy flooring.



Bedroom



Bedroom





Bathroom



Rear Garden

Externally, the front garden enjoys an open outlook across the park and offers an ideal patio area to relax in the summer months. The elevated rear garden is mainly laid in lawn with a lovely private patio area and shed in place for practicality. A shared pathway between the property and the neighbour's allows access to the front of the property for bin access. There is ample on street parking available for residents and visitors.

Viewing is strongly recommended to appreciate the peaceful location and plot on offer.



Accommodation

Lounge	11'0" x 19'5"	3.35m x 5.92m
Kitchen	7'3" x 10'10"	2.21m x 3.3m
Bedroom	15'3" x 9'0"	4.65m x 2.74m
Bedroom	11'5" x 10'3"	3.48m x 3.12m
Bathroom	6'11" x 5'5"	2.11m x 1.65m



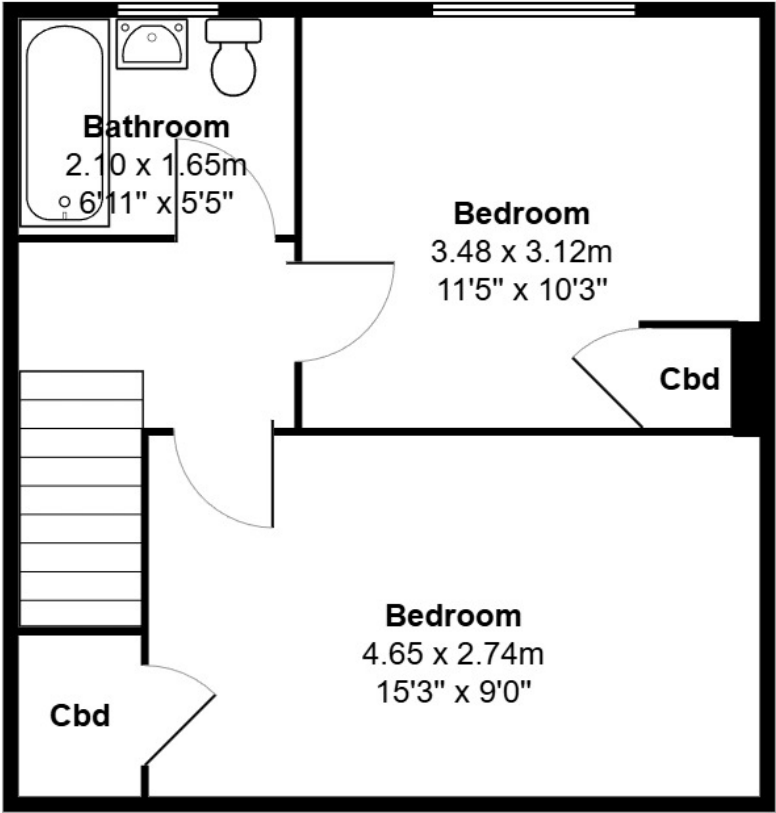
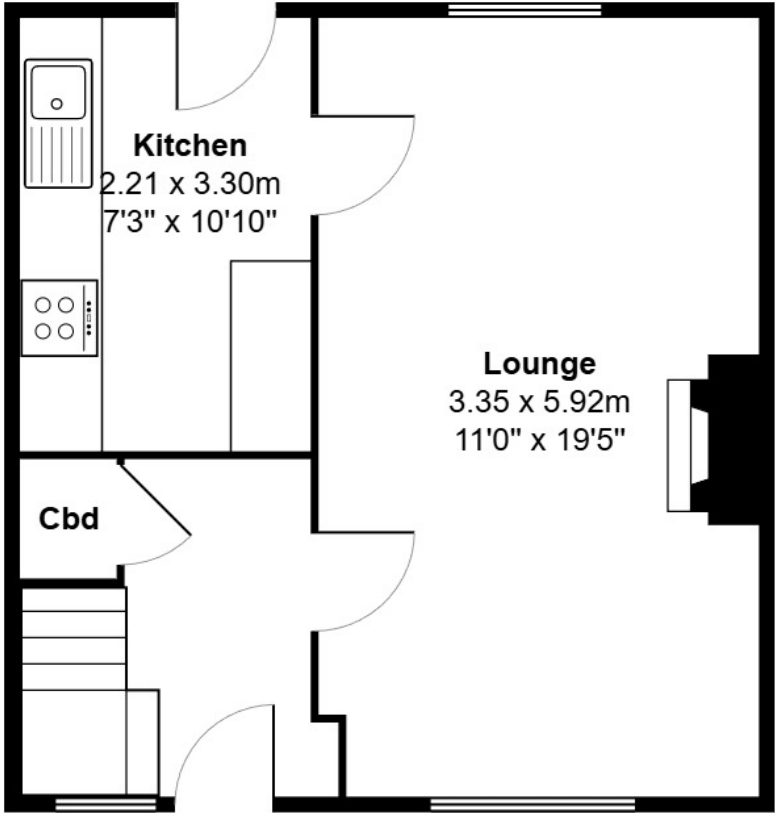
Rear Garden



Rear Garden

Floorplan

16 Fernielea Crescent



## Directions

Travel west along Kings Gate and after the Kings Gate roundabout proceed on Kings Gate. After passing Summerhill Road on the right, turn right at the traffic lights on to on to Stronsay Drive. Turn left into Fernielea Crescent.

## Location

Fernielea Crescent lies within the Summerhill area of the city just off Kings Gate. There are a number of local amenities in the area including nursery, primary and secondary schools and the subjects enjoy easy access to Hazlehead Park with its recreational facilities, children's play park and café. The city centre is only some 5 minutes drive from the property and regular public transport to this and many parts of the city is readily available. The hospital complex at Foresterhill and Woodend hospital are both within walking distance and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city and Aberdeen airport.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.