



1 Beckram Close,
Aberdeen, AB15 8LU

**ledingham
chalmers**
estate agency



Lounge



Kitchen / Diner



Kitchen / Diner

Impeccable four bedroom home finished to the highest standards

- Part of the exclusive 'Hazelwood' development
- Finished to the highest of standards throughout
- Envable open plan kitchen and dining area
- Striking ensuite and bathroom with useful WC
- Single garage with electric door and driveway
- Landscaped rear garden with patio and decking



Four beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this spacious four bedroom detached family home complete with garage and driveway which is finished to the highest of standards both inside and out.

The current owner has decorated the home impeccably with modern touches to complement the style and layout this fine home has to offer. The property was built by Dandara and is located in their premium 'Hazelwood' development, with homes within this development being finished to a higher quality of specification than their other sites within Aberdeen.

Upon approaching the property the high specification and space the property has to offer is instantly visible, with the property boasting impressive curb appeal. The property is entered to the front via a modern door into the spacious and welcoming hallway. A mix of quality carpeting and wood effect Amtico flooring can be found throughout the home, with the ground floor boasting under flooring heating and an enhanced ceiling height. The spacious lounge enjoys a peaceful front aspect overlooking the garden, while the superb proportions allows for multiple items of free standing furniture as desired. The entertaining capabilities of this room are increased further by the partially glazed double doors leading to the dining area.

Accessed from the lounge or hallway, the enviable open plan kitchen and dining area boasts a spacious and inviting feel with views over the rear garden. The dining area is a fantastic space with ample room for a sizeable table and chairs, with the area being enhanced by bespoke units with TV above. There are double glazed doors out to the rear garden and patio area, which creates a lovely indoor/outdoor feel. The German kitchen is fitted with stone worktops and high quality Siemens integrated appliances which are all included as part of the sale. There is also a useful breakfast bar, ideal for informal dining.



Utility Room



Bedroom



Ensuite



Bedroom

The spacious utility room is fitted with the same high quality units and worktops as the kitchen to create a feeling of unity between the two spaces. There are doors to the rear garden and to the single garage. The ground floor accommodation is completed by the modern WC and useful storage cupboard, which are both located off of the hallway.

Ascending the carpeted stairs to the first floor gives access to the landing with large built-in airing cupboard and loft access. The principle bedroom is located to the front of the property and is fitted with large built-in wardrobes with sliding mirrored and panelled doors. The modern ensuite is fitted with a three piece suite including wc, wall mounted wash hand basin, walk-in shower, heated chrome towel rail, concealed storage unit with part mirrored door and separate mirror above the sink. Three further bedrooms are located on this floor with two being peacefully located to the rear and an other to the front, with the front aspect bedroom also boasting the same high quality built-in wardrobe as found in the principle bedroom. The family bathroom completes the accommodation and is fitted with a three piece suite including wc, wall mounted hand wash basin, bath with shower overhead, wall mounted storage unit with part mirrored door and chrome heated towel rail. The room is also tiled to most walls and the floor.

Externally, the fully enclosed rear garden enjoys an enviable secluded aspect, with the sun to be enjoyed all year round. The current owner has beautifully landscaped the space to include an area of artificial lawn with mature flower beds adding pops of seasonal colour. In the far right corner is an area of decking, which has ample space for garden furniture. A patio area can also be found by the doors leading from the dining area. To the front of the property there are two areas of artificial lawn, well manicured flower bed, stone chip boarder, hedging, driveway for two vehicles and single garage with an electric up and over door.

Accommodation

Lounge	12'6" x 14'8"	3.81m x 4.47m
Kitchen / Diner	30'7" x 10'9"	9.32m x 3.28m
WC	4'0" x 7'1"	1.22m x 2.16m
Utility Room	9'10" x 6'3"	3m x 1.91m
Garage	9'10" x 17'4"	3m x 5.28m
Bedroom	12'4" x 13'7"	3.76m x 4.14m
En Suite	7'1" x 8'6"	2.16m x 2.59m
Bedroom	12'4" x 10'10"	3.76m x 3.3m
Bedroom	10'7" x 14'2"	3.23m x 4.32m
Bedroom	9'3" x 11'2"	2.82m x 3.4m
Bathroom	8'4" x 7'0"	2.54m x 2.13m



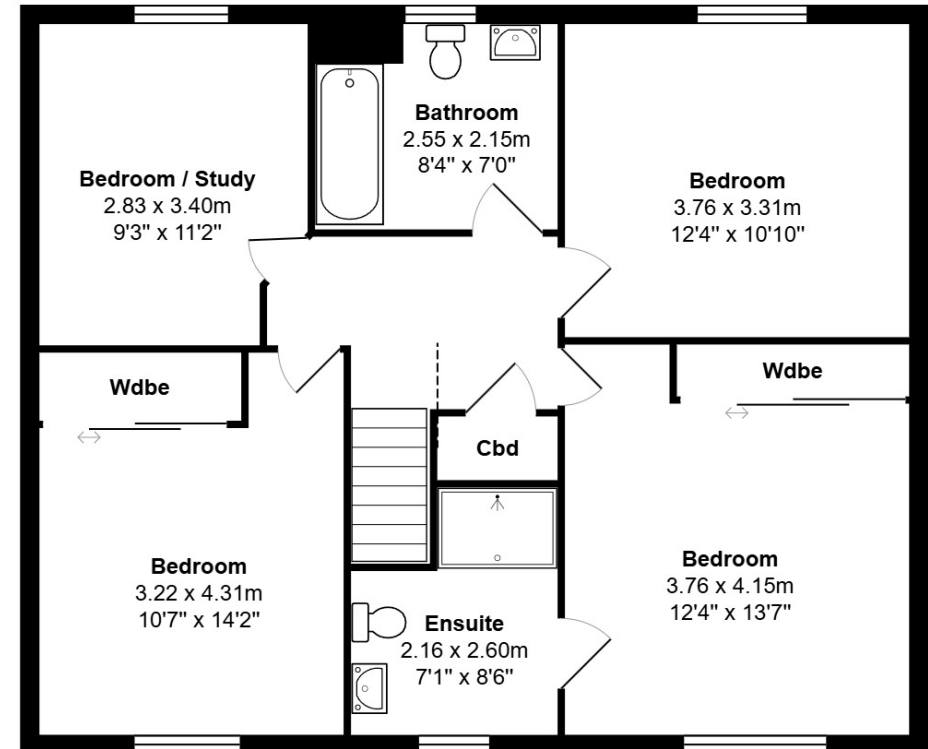
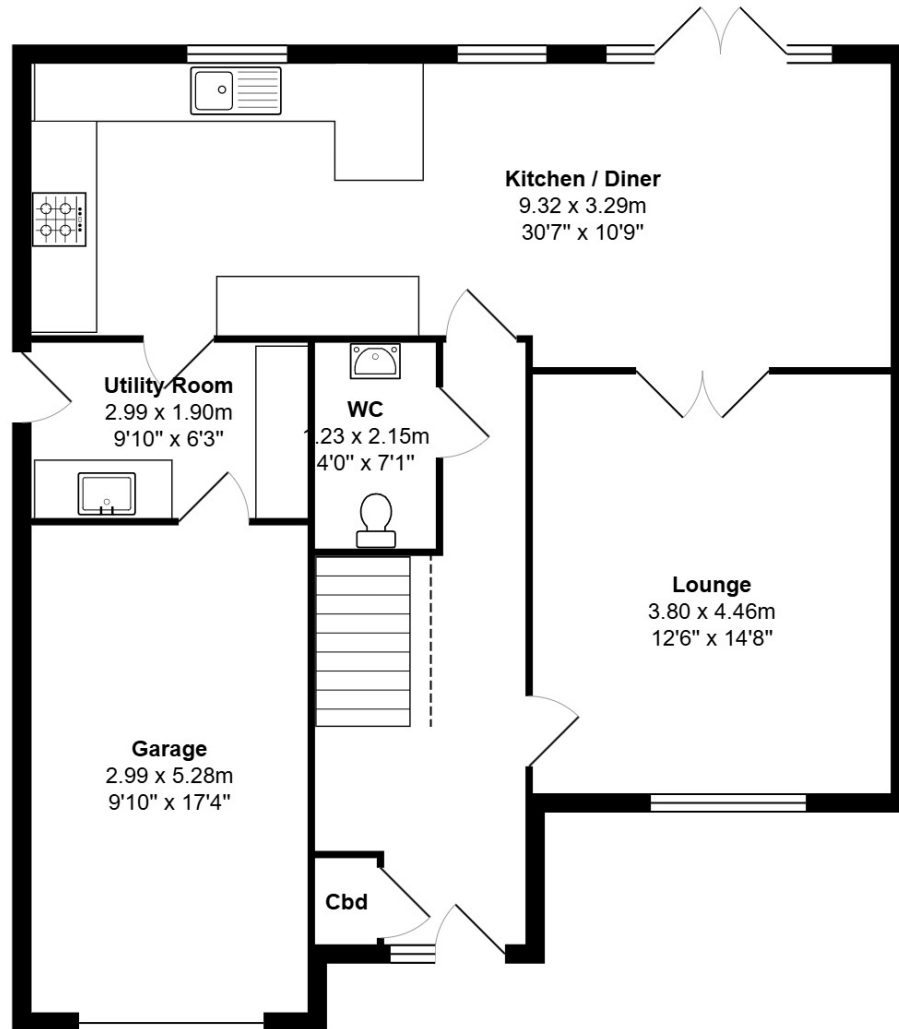
Bedroom



Exterior

Floorplan

1 Beckram Close



Directions

From the west end of Union Street continue onto Holburn Street; and take first right onto Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road, at the roundabout turn right in to the main Dandara development on Countesswells Avenue, take the first left onto John Porter Wynd, taking the first left onto Beckram Close.

Location

The property is situated in the Countesswells area of Aberdeen, well placed for primary schools, nurseries and secondary schooling. There are good public transport facilities, an Aldi supermarket and a range of shops on Countesswells Road which include a Co-op, Post Office, hairdresser, coffee shop and pet shop. Airyhall Library and health centre are also right on your doorstep. 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, foot golf, pets corner and cafe.

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.

Arrange a viewing

Viewing By appointment telephone 07733 190462 or by arrangement with Ledingham Chalmers on 01224 632500

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