



4 John Street,
Dyce, Aberdeen, AB21 7ED

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen Diner

Exceptionally spacious four bedroom family home

- Generous Gardens to front and rear
- Extensive Driveway leading to single Garage
- Four well proportioned Double Bedrooms
- Bright and airy Conservatory with outlook across garden
- Well equipped Kitchen / Diner
- Charming Lounge with front facing aspect



Four beds.



Three bathrooms.



Three public rooms.

We are delighted to offer for sale this exceptionally spacious four bedroom family home in the ever sought after suburb of Dyce.

Boasting superbly generous living accommodation throughout with three versatile public rooms, this property also boasts a fantastic garage and generous gardens to front and rear. Whilst a degree of modernisation is required, this is an excellent opportunity to purchase a truly unique property whilst tailoring the interior to your own personal taste.

Upon entering the property, a cosy entrance vestibule leads to the extensive hallway thereafter, which in turn gives access to the charming lounge which enjoys an outlook to the front, laid in hard flooring with neutral decor, and a wealth of space for a range of furniture. The lounge is open plan with the dining room which allows space for a large dining table and chairs, ideal for those who love to host. A door provides access to the kitchen / diner which enjoys an array of base and wall units offering exceptional storage, integrated appliances and a large window overlooking the rear providing superb natural light. The kitchen is generous in size offering space for a small dining table and chairs. Double glazed doors provide access to the conservatory which is awash with light from the extensive windows, offering a superb place to enjoy the garden views. A most handy utility room is located on the ground floor, providing further storage and a separate space to host laundry appliances. Also located on this floor is a sizeable double bedroom with built-in storage and en suite shower room, making this an ideal guest bedroom. The family bathroom completes the ground floor accommodation and is fitted with a sunken in bath set into tiles, separate shower cubicle, WC, bidet and wash hand basin.



Conservatory



Bathroom



Ground Floor Bedroom



Bedroom

Ascending the stairwell to the upper floor, the landing provides access to all remaining bedrooms. The first double bedroom is an impressive room, with the added benefit of an en suite shower room. There are two further bedrooms located on this floor, both of which boast built-in cupboards whilst also offering space for free standing furniture. All rooms have access to the eaves providing excellent further storage.

Externally, a low maintenance tarred driveway provides off street parking for a number of vehicles, nestled privately behind a gate. The driveway leads to a single garage which has an up and over door for access. To the front is a lovely garden with lawn and mature bush and shrubs surrounding the perimeter. The garden to the rear is generous in size, mainly laid in lawn and boasting a lovely seating area, laid in chippings for low maintenance is an ideal spot for relaxing in the summer months.

Early viewing is highly recommended to appreciate the level of accommodation on offer.

Accommodation

Lounge / Diner	14'8" x 29'7"	4.47m x 9.02m
Kitchen / Diner	23'7" x 10'0"	7.19m x 3.05m
Conservatory	20'11" x 14'8"	6.38m x 4.47m
Utility Room	9'6" x 7'7"	2.9m x 2.31m
Bathroom	9'10" x 7'10"	3m x 2.39m
Bedroom	9'6" x 11'10"	2.9m x 3.61m
En Suite	3'1" x 8'0"	.94m x 2.44m
Garage	9'7" x 20'4"	2.92m x 6.2m
Bedroom	10'3" x 23'8"	3.12m x 7.22m
Bedroom	10'3" x 14'11"	3.12m x 4.55m
Bedroom	9'9" x 12'9"	2.97m x 3.89m
En Suite	7'0" x 10'5"	2.13m x 3.18m



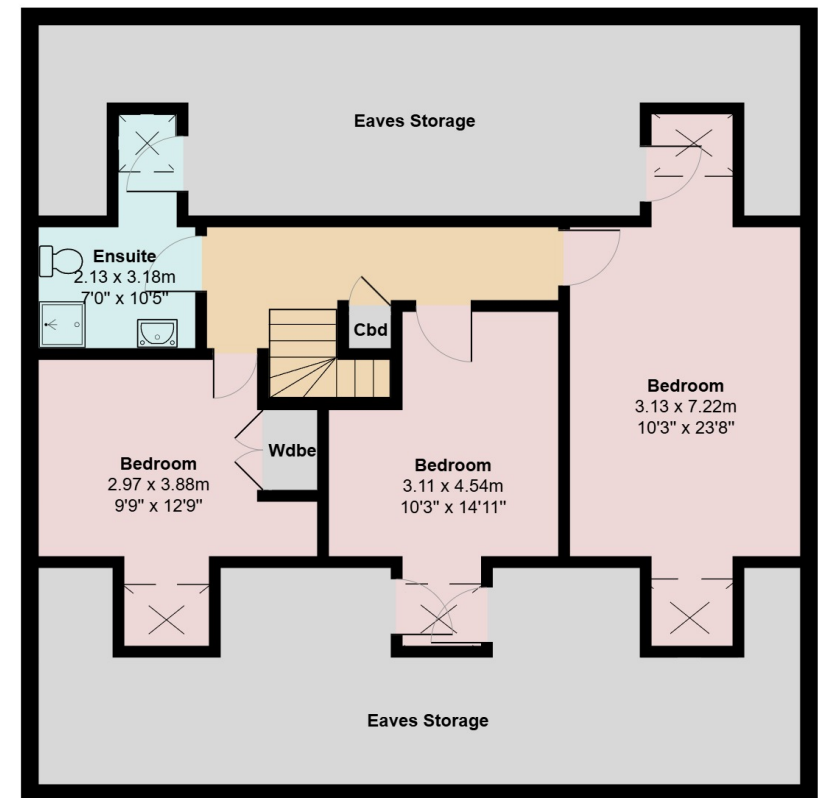
Driveway



Rear Garden

Floorplan

4 John Street



Directions

Travelling into Dyce from Aberdeen, at The Marriot Hotel bear left, continue straight ahead at the traffic lights beside Bank of Scotland and John Street is the first street on the left hand side.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample amenities and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.

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.