



12 Woodburn Place,
Aberdeen, AB15 8JR

**ledingham
chalmers**
estate agency



Hallway



Lounge



Dining Room

Deceptively spacious five bedroom home within a prime residential area

- Detached property over two levels
- Sought after location and desirable amenities close by
- Versatile and most generous accommodation throughout
- Five double bedrooms, three with en suites
- Large corner plot with well-maintained gardens and
- Gas central heating and double glazing



Five beds.



Four bathrooms.



Two public rooms.

We are delighted to offer for sale this well presented detached family home, with five bedrooms, two large public rooms and rear garage, located in the prestigious West End of Aberdeen.

This property has been well maintained throughout the years with all of the rooms boasting generous proportions, giving ample potential for any buyer to make it their own.

The large and expansive lounge enjoys dual aspect views over the garden and beyond. The room is large enough for multiple uses and features carpeted flooring.

The dining room is an excellent second public room, with large window over looking the front of the property. There is a feature fire place which is a lovely focal point to the room. This room is incredible versatile and could be used as a sixth bedroom if required.

The kitchen is peacefully located to the rear and fitted with a range of wooden wall and base units with granite work surface and tiled splashback. There are a host of integrated and free standing appliances, with ample space for an area for dining. A door gives access to the utility room which is fitted with base and wall units, with a full height cupboard offering great additional storage space. A second door gives access out into the rear garden.

On this level, there are two double bedrooms, with the larger of the two boasting a walk-in wardrobe and wet room. The ground floor accommodation is completed by the family bathroom which comprises shower enclosure, bath, WC, hand wash basin and tiling to the floor and walls.



Kitchen/Diner



Bathroom



Bedroom



Bedroom

Ascending the carpeted staircase to the upper floor, leads to the first floor landing which like the rest of the house feels spacious and bright. There is access into the eaves for extra storage.

On this floor are three bedrooms; one single room one double bedroom with en suite and walk in wardrobe.

There is a large driveway to the rear of the property which gives way to the integral garage which is fitted with light and power. The garden grounds are truly spectacular, boasting large areas of beautiful lawn which is surrounded by an abundance of mature planting with a variety of exquisite rhododendrons, shrubs, bushes and trees. A large patio area to the rear has a lovely secluded feel, making it the ideal spot to relax and unwind. There is a concrete ramp giving enhanced access to and from the property.

A noteworthy feature to mention, the public rooms and larger bedroom on the ground floor are fully accessible.

Accommodation

Front Porch	5'0" x 4'7"	1.52m x 1.4m
Hallway	32'3" x 8'11"	9.83m x 2.72m
Lounge	25'0" x 13'11"	7.62m x 4.24m
Dining Room	13'6" x 16'7"	4.12m x 5.06m
Kitchen/Diner	13'7" x 13'5"	4.14m x 4.09m
Utility Room	7'7" x 7'3"	2.31m x 2.21m
Bedroom	16'10" x 10'9"	5.13m x 3.28m
Ensuite	8'2" x 7'1"	2.49m x 2.16m
Walk-in Wardrobe	5'1" x 4'7"	1.55m x 1.4m
Bedroom	12'9" x 13'11"	3.89m x 4.24m
Bathroom	11'1" x 7'1"	3.38m x 2.16m
Garage	12'1" x 18'0"	3.68m x 5.49m
Upper Hallway	20'8" x 7'6"	6.3m x 2.29m
Bedroom	15'2" x 12'8"	4.62m x 3.86m
Ensuite	10'1" x 7'6"	3.07m x 2.29m
Walk-in Wardrobe	8'9" x 12'8"	2.67m x 3.86m
Bedroom	11'6" x 12'8"	3.51m x 3.86m
Bedroom	9'11" x 11'1"	3.02m x 3.38m
Bathroom	11'1" x 12'2"	3.38m x 3.71m



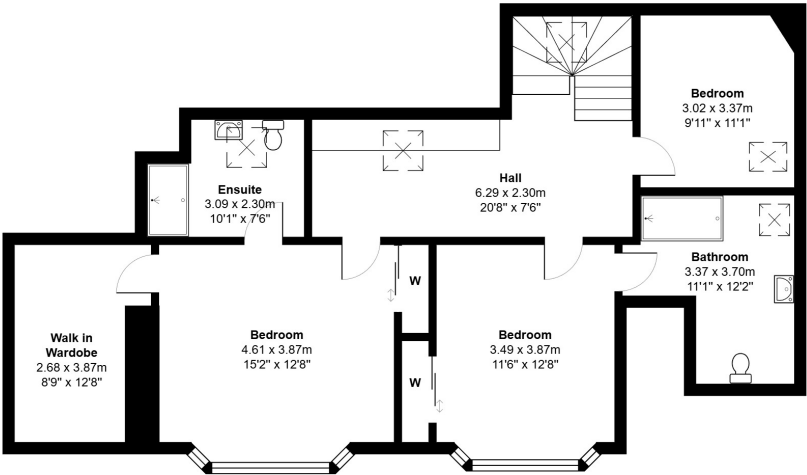
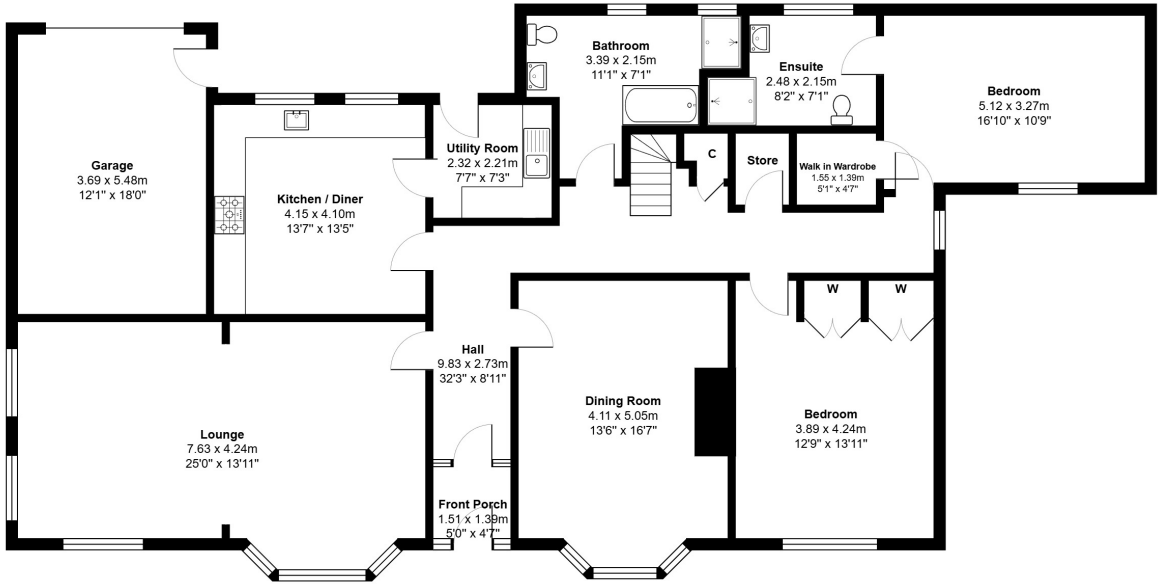
Bedroom



Drone Image

Floorplan

12 Woodburn Place



Directions

From the city's Union Street, continue on to Alford Place, Albyn Place then Queens Road. Continue the full extent of Queens Road, go straight on at the traffic lights at Springfield Road, turn left on to Hazledene Road, then left on to Woodburn Place where number 12 is on the left hand side as indicated by our For Sale sign.

Location

Woodburn Place lies to the West of Aberdeen city centre, with the Walker Dam which boasts lovely walks located at the South end of the road. At the North end of the road are paths leading to Hazlehead Park and woods. There is easy access to all routes north, south and west, as well as the business and industrial location across the city and suburbs, and the airport. There are local shops nearby and a regular municipal bus service to the city and beyond. Hazlehead Park is within easy reach and provides wide open spaces and woodland walks, as well as play areas, and 9 and 18 hole golf course. Primary and Secondary schools are within walking distance.

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.