



10 Rubislaw Drive,
Aberdeen, AB15 4BX

**ledingham
chalmers**
estate agency



Dining area and kitchen



Kitchen



Dining area and kitchen

Spacious four bedroom home with garage

- Four bedroom terraced townhouse
- Located within a popular West End development
- Spans three floors offering excellent living space
- Versatile layout to suit a variety of buyers
- Four double bedrooms, one with ensuite
- Exclusive South facing garden with integral garage



Four beds.



Two bathrooms.



One public room.

Situated within a quality West End Development we are delighted to offer for sale this four bedroom townhouse. The enviable location of this property is enhanced further by the picturesque mature woodland setting.

The property has been thoughtfully upgraded by the current owners with high quality finishes added throughout including quality tiling to cloakrooms and bathroom, new glass banister and garden decking. Along side these note worthy features the property enjoys the benefits of gas central heating, double glazing and alarm system, making this the ideal modern family home.

Instantly appealing, the entrance hall has quality wood flooring, stylish decor and two large storage cupboards. A door in the hall leads to the integral garage. The WC is fitted with a white wc, wall hung wash hand basin and quality tiling. The spacious family room is peacefully located to the rear and would equally work well as a guest bedroom or home office. Completing the ground floor layout is the generous utility room which has enhanced storage units added and boasts access to the garden.

A staircase leads to the first floor landing where an additional cloakroom can be found. The cloakroom features a modern white suite and quality tiling. Enjoying a peaceful rear aspect, the lounge is a lovely room with wood effect flooring, two sets of French doors with Juliet balconies and stylish decor.

Viewers will undoubtedly be impressed by the open plan kitchen/family/dining room which has large windows to the front. The kitchen area is fitted with a range of white units with co-ordinating wood effect worktops and integrated appliances. There is ample room for dining furniture and a separate seating area making this an enviable spot to entertain and socialise.



Lounge



Principal bedroom



Bedroom



Bathroom

The staircase continues to the second floor, where a shelved linen cupboard and hatch leading to the loft can be found. Worthy of note is the lovely principal bedroom which has large windows to the rear, wall to wall fitted wardrobes, stylish decor and access to the ensuite shower room.

Bedroom two is a good sized double with front aspect and fitted wardrobe. The fourth bedroom also has a front aspect and is used by the current owners as a study. Completing the layout is the family bathroom which is fitted with a modern white suite comprising bath, wc, wash basin set into vanity unit and separate shower cubicle.

The charming rear garden has an ideal south facing aspect, making the most of the sun all day long. The owners have added an area of decking which offers a secluded spot to relax and unwind. There is also an area of patio and astro turf, making this a fantastic low maintenance space.

To the front, the property has a lock block driveway providing parking for two cars. There is an integral single garage which is fully lined and has light, power, water and an electric up and over door, with a door leading to the hall.

Accommodation

Lounge	16'1" x 11'6"	4.9m x 3.51m
Kitchen	9'10" x 10'6"	3m x 3.2m
Dining area	16'1" x 10'5"	4.9m x 3.18m
Bedroom	9'8" x 17'5"	2.95m x 5.31m
Utility room	7'0" x 12'7"	2.13m x 3.84m
Bedroom	14'4" x 9'3"	4.37m x 2.82m
Ensuite	9'1" x 4'11"	2.77m x 1.5m
Bedroom	8'10" x 12'10"	2.69m x 3.91m
Bedroom	7'7" x 9'10"	2.31m x 3m
Bathroom	10'2" x 6'11"	3.1m x 2.11m
Garage	9'8" x 18'8"	2.95m x 5.69m

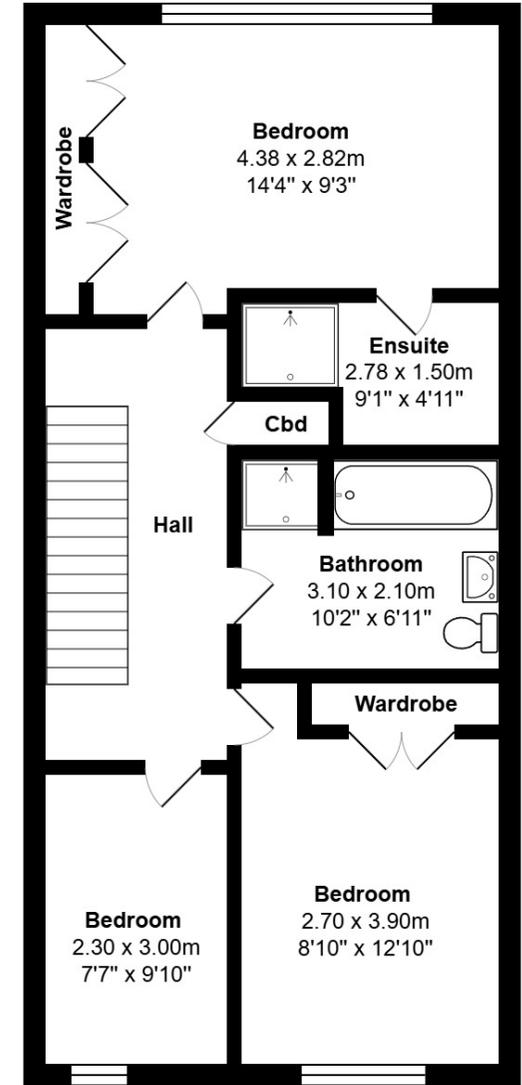
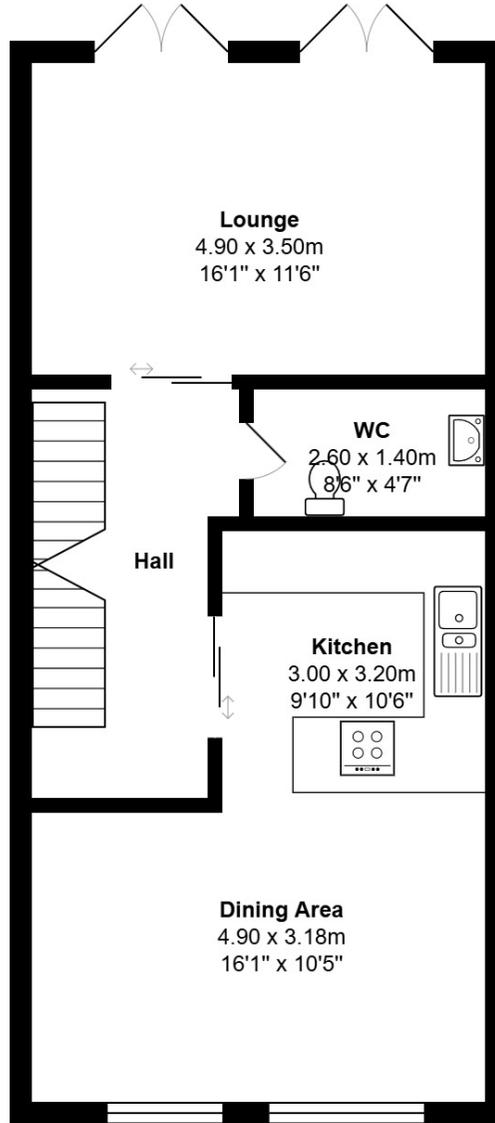
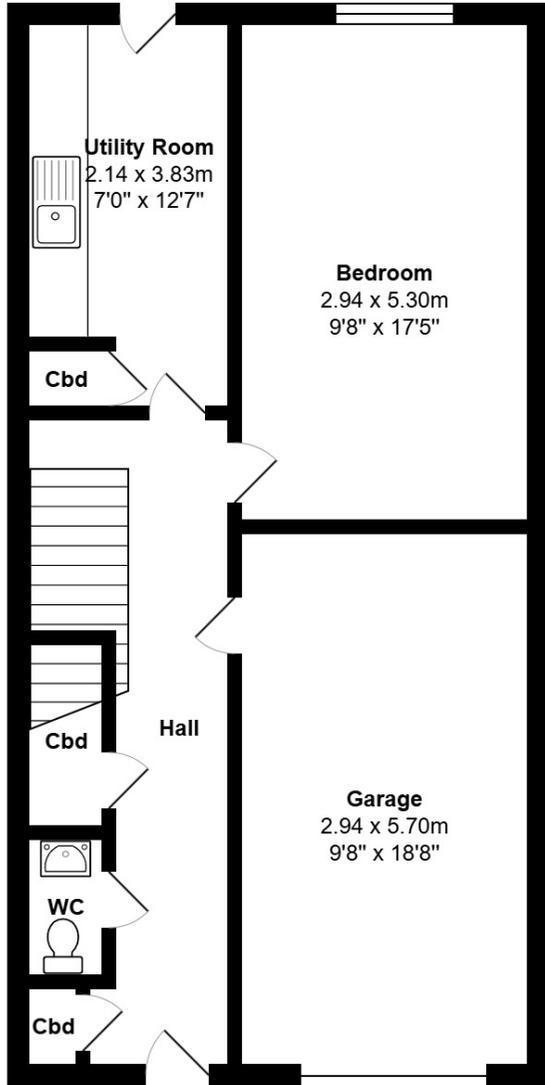
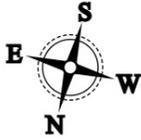


Rear garden



Rear garden

Floorplan
10 Rubislaw Drive



Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout take the second exit on to Queens Road. Proceed straight ahead at the next two roundabouts and then turn left into the Kepplestone development. Turn left on Rubislaw Drive and the property is located some distance on the right.

Location

Kepplestone, originally a working farm and later part of the Robert Gordon University Campus, is an eight acre site which has been developed by Stewart Milne Homes into a prestigious residential mix of apartments, penthouses, terraced houses and luxury villas, with the majority of parking underground and over 60% of the development either public or garden space. Bordering on Queens Road and Anderson Drive, it is situated in the city's west end, and within easy reach of hotels and restaurants, major retail facilities, sporting and leisure amenities, and the city centre can be reached by private or public transport or on foot.

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 07403300088 or by arrangement with Ledingham Chalmers on 01224 632500

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