



17 Sunnyside Avenue,
Aberdeen, AB24 3LY

Offers over **£175,000**

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen

Generous two bedroom semi-detached home

- Immaculately presented, in move-in ready condition
- Spacious lounge with feature fireplace and bay window
- Well-equipped kitchen with excellent storage
- Versatile rear porch
- Two generous double bedrooms with built-in storage
- Fully enclosed rear garden, garage and off street parking



Two beds.



One bathroom.



One public room.

Ideally located within easy walking distance of the University of Aberdeen and both Kittybrewster and Berryden Retail Parks, we are delighted to present for sale this generous two bedroom semi-detached home.

The property is located within the popular Sunnybank area which really does have something for everyone, with primary and secondary schools nearby, in addition to Pure Gym, supermarkets, a variety of shops and fast food restaurant.

The city centre is nearby along with frequent bus services, and stunning scenic locations including Donmouth Local Nature Reserve, Seaton Park and Aberdeen Beach all within a one mile radius .

The property benefits from double glazing and gas central heating, and has been tastefully decorated throughout, providing an excellent purchase for those looking to take occupancy with the utmost of ease.

Entry to the property is via the vestibule which adds a layer of privacy and has a hardwood floor and fresh white wall decor, with coat hooks for convenience.

The hall is naturally bright where the white wall tones continue, beautifully off set by the laminate floor.

The lounge is impressive in size, with the large bay window allowing for the effortless flow of natural light. Striking contemporary wall decor is enhanced by the original hardwood floor and a feature fireplace with gas tap adds to the charm, offering an elegant focal point.

The kitchen is of generous proportion with ample space for bistro dining, and features a variety of beech shaker units, co-ordinating worktops and stylish tiled splash back.



Bathroom



Bathroom



Bedroom One



Bedroom Two

Additional storage is available within a large walk-in cupboard which is perfect for utility appliances, and two larder-style cupboards. The Beko oven, induction hob and extractor hood above are generously included within the sale price and there is a stainless steel sink with drainer and mixer tap for convenience.

Directly located from the kitchen is the rear porch which is a perfectly versatile space, ideal for relaxing whilst enjoying the rear garden views, or as a utility room.

Completing the ground floor accommodation is the superb bathroom which comprises corner walk-in enclosure with Triton electric shower, bath, hand wash basin with vanity unit beneath and wall mounted medicine cabinet above and WC, with a heated towel rail and extractor fan for convenience.

Ascending the carpeted stairwell to the first floor, the upper hall gives access to both bedrooms in addition to the loft which is accessible via Ramsay ladder and is fully floored, with Kingspan insulation within the rafters.

Both double bedrooms span the full width of the property, offering a wide range of space for a variety of free standing furniture. Large windows ensure the rooms are overflowing with natural light and built-in storage is available in both rooms.

Externally, the fully enclosed rear gardens is south west facing, enjoying the sun for the majority of the day and has a large lawn area with a variety of mature bushes which bear currants, loganberries and rhubarb. A patio area provides the ideal space for al fresco dining and a low level fence with gate leads to the single garage with driveway in front which, combined with the paved area to the front of the home, offers off street parking for a number of vehicles.

Accommodation

Vestibule	3'8" x 4'7"	1.12m x 1.4m
Hallway	5'10" x 14'1"	1.78m x 4.29m
Lounge	12'5" x 13'10"	3.79m x 4.22m
Kitchen	10'4" x 11'11"	3.15m x 3.63m
Porch	7'2" x 5'3"	2.18m x 1.6m
Bathroom	5'9" x 8'1"	1.75m x 2.46m
Bedroom One	14'0" x 12'0"	4.27m x 3.66m
Bedroom Two	16'7" x 10'0"	5.06m x 3.05m



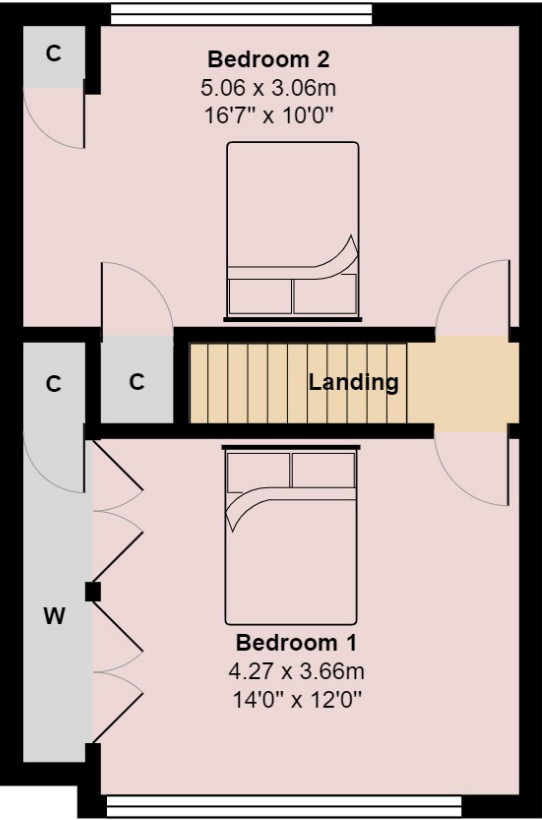
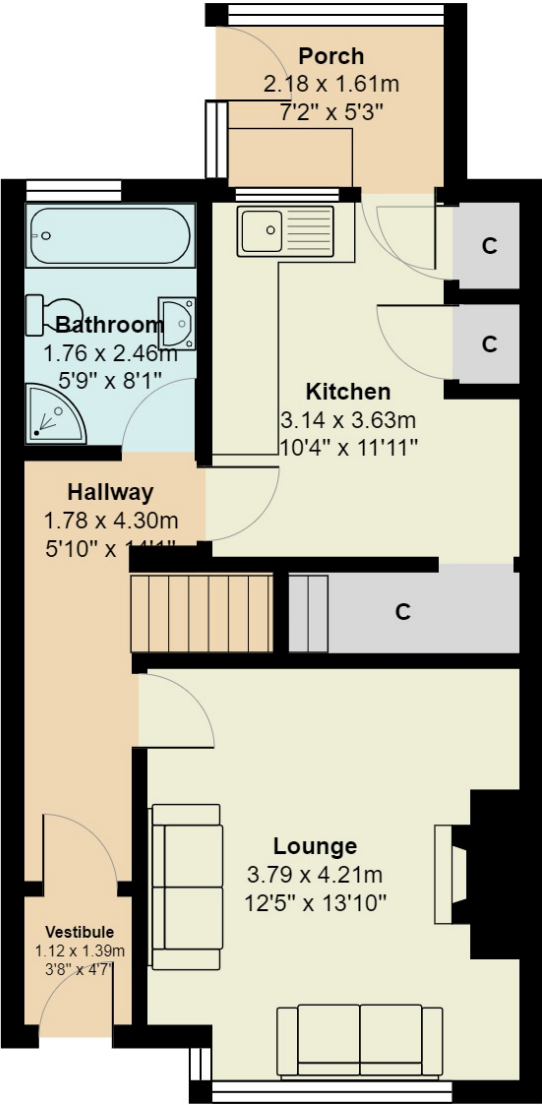
Rear Garden



Driveway & Garage

Floorplan

17 Sunnyside Avenue



Directions

Travelling from George Street in the city centre proceed onto Powis Terrace and take a right onto Bedford Road. Continuing along Bedford Road take second right onto Sunnyside Road then left onto Sunnyside Avenue.

Location

Sunnyside Avenue is well placed for easy access to Aberdeen University, there is a range of local shops for everyday needs and a large retail park at Kittybrewster and also across at Berryden where there is a Sainsbury's supermarket and further quality retail units. The area is well served by good public transport facilities and there is a direct route out to Dyce and the Bridge of Don where many of the oil and industrial complexes are situated.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com