



17 Glenhome Gardens,
Dyce, Aberdeen, AB21 7FG

**ledingham
chalmers**
estate agency



Lounge



Dining Room / Kitchen



Kitchen

Four bedroom semi-detached dwellinghouse

- Beautiful family home in a quiet residential street
- Modern open plan Kitchen / Diner / Lounge
- Fantastic Play Room adjoining to the Kitchen
- Driveway leading to single Garage
- Four well proportioned Bedrooms with generous storage
- Sizeable Garden to rear with summerhouse



Four beds.



Three bathrooms.



Three public rooms.

We are delighted to present for sale this beautiful move in ready, four bedroom semi-detached dwellinghouse in Dyce.

The current owner has maintained and upgraded the property to a high standard with fresh decor, stylish floor finishes, modern kitchen and bathrooms throughout. The property further benefits from gas central, double glazing, generous garden to the rear with summerhouse and shed to remain.

Upon entering, the bright and welcoming hallway is an open space with storage under the stairs and a carpeted staircase leads you to the upper floor.

The lounge is light and airy with a large picture window to front enjoying views across the street and beyond. There is ample space for a range of living furniture and the room is on open plan with the kitchen / dining room.

The dining room offers space for a large dining table and chairs, ideal for entertaining and French doors open out to the outdoor patio area.

The beautiful kitchen is fitted with a range of modern base and wall mounted units with co-ordinating work surfaces incorporating a sink and drainer with tiled splashback behind.

There is a play room located just off the kitchen which is a versatile space, utilised to suit the purchasers needs. This room gives access to a handy utility cupboard with plumbing for laundry appliances already in place. A door provides direct access to the integral garage which is equipped with power and light and a further door leads out to the rear garden.



Play Room



Bedroom



Bedroom



Bedroom

The ground floor accommodation is complete with a family bathroom which is an impressive suite, fitted with a shower over the bath, WC, wash hand basin and complete with stylish tiling.

A carpeted staircase leads to the upper floor landing which is flooded with natural light by the velux window.

The main bedroom is generous in size, boasting tasteful decor with a navy feature wall and complimenting carpeting. The room boasts a substantial amount of storage with built-in wardrobes and an en suite shower room is a fantastic addition.

There are three further bedrooms, all of good size with built-in storage and tasteful decor.

There is a further bathroom located on the upper floor which is a sizeable suite comprising of a shower over the bath, WC, wash hand basin and finished with tiling to the floor and walls.

Externally, a driveway to front provides off street parking and leads to the garage. The rear garden is generous in size, mostly laid to lawn with colourful shrubs and fruit trees in the borders which also add a degree of privacy to the space. There is a lovely patio area, ideal for relaxing in the summer months. A summerhouse is an added bonus, equipped with power and light and there is a further shed which will remain.

Early viewing is highly recommended.

Accommodation

Lounge	11'8" x 17'0"	3.56m x 5.18m
Kitchen / Diner	30'4" x 8'4"	9.25m x 2.54m
Play Room	12'7" x 12'8"	3.84m x 3.86m
Bathroom	7'4" x 6'4"	2.24m x 1.93m
Garage	18'3" x 17'0"	5.56m x 5.18m
Bedroom	14'0" x 9'10"	4.27m x 3m
En Suite	6'0" x 5'4"	1.83m x 1.63m
Bedroom	11'10" x 11'3"	3.61m x 3.43m
Bedroom	15'3" x 11'5"	4.65m x 3.48m
Bedroom	12'4" x 9'10"	3.76m x 3m
Bathroom	10'4" x 7'0"	3.15m x 2.13m

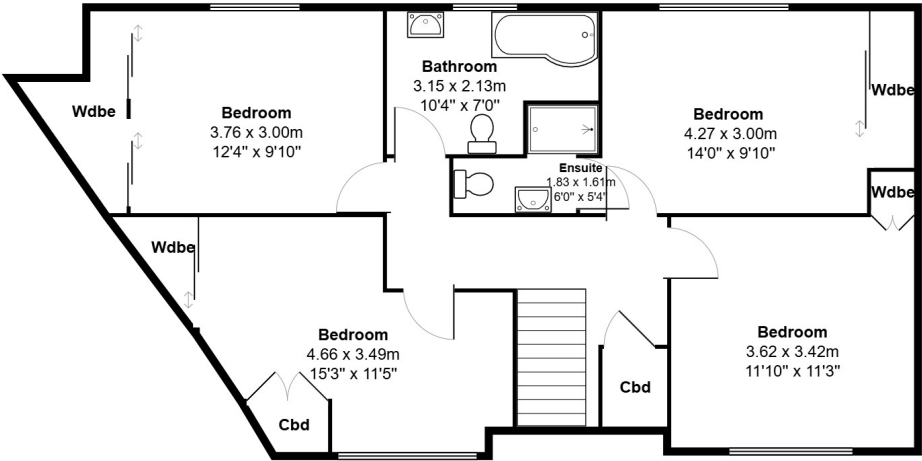
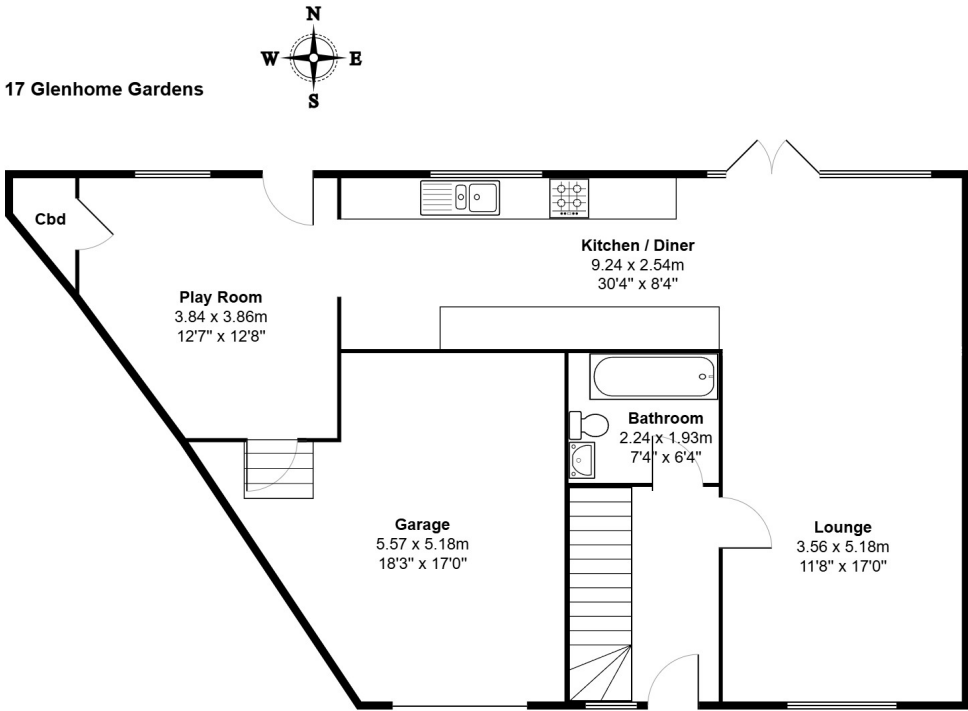


Bathroom



Rear Garden

Floorplan



Directions

On entering Dyce from Aberdeen turn right at the roundabout beside the Aberdeen Dyce Hotel onto Riverview Drive. Take the first left onto Overton Circle and take the third left onto Overton Way. Turn left into Glenhome Gardens.

Location

Dyce is a popular residential area lying to the north of the city. There are ample shopping and recreational facilities including a community centre, swimming pool, library, squash club, bowling green and excellent educational facilities both primary and secondary. The City Centre and the Industrial Estates of both Dyce and Bridge of Don are within easy reach. The area is also well served by public transport including regular rail links.

Arrange a viewing

Viewing By appointment telephone 07487 716585 or 078499 85646 or 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.