



16 Lawsondale Avenue
Westhill Aberdeen AB32 6TW

**ledingham
chalmers**
estate agency



Kitchen



Lounge

Three bedroom, semi-detached bungalow

- Fantastic location
- Accommodation spread over one level
- Fully fitted Kitchen with appliances included
- Bright and spacious Lounge
- Three well-proportioned Bedrooms
- Rear Garden with work shop



Hallway



Three beds.



One bathroom.



One public room.

We are delighted to present a rare opportunity for any discerning buyer to purchase a spacious three bedroom semi-detached bungalow in a quiet residential area.

Perfectly situated in the ever popular suburb of Westhill, which provides a wealth of shops, cafes and restaurants, the property is located close to many bus links offering easy commuting options. The new AWPR is also conveniently located for easy access to North and South of the city and beyond.

This fantastic property offers great potential of a lovely family home with all accommodation situated on one level. The property's layout can be versatile to suit a variety of purchasers changing needs.

The property entrance is located to the right hand side and leads to the main internal hallway. The hallway connects all of the property's accommodation and boasts a sizeable storage cupboard.

The kitchen is the first room on the left and is fitted with a good range of white gloss base and wall units with complimenting work tops, splashback and integrated appliances which will all be included within the sale.

The lounge enjoys a quiet rear aspect and is a spacious room boasting a light and airy feel with ample space for a variety of free standing furniture as desired.



Bedroom



Bedroom



Bedroom



Bedroom

There are three well-proportioned bedrooms all benefit built in storage. One of the bedrooms further benefits from lovely French doors which open up to the garden patio.

Completing the accommodation is the wet room with shower, WC and wash hand basin vanity unit, all walls have been fully aqua panelled for convenience.

To the rear this a spacious garden with patio and stone chip area, this is the perfect spot to relax and unwind. The garden further benefits from a fantastic work shop.

To the front there is a sizeable driveway for off street parking. Early viewing is highly recommended.

Accommodation

Hallway	8'5" x 12'5"	2.57m x 3.79m
Lounge	11'3" x 16'7"	3.43m x 5.06m
Kitchen	8'5" x 9'6"	2.57m x 2.9m
Wetroom	5'7" x 8'5"	1.7m x 2.57m
Bedroom	10'2" x 14'0"	3.1m x 4.27m
Bedroom	10'1" x 10'0"	3.07m x 3.05m
Bedroom	9'7" x 12'8"	2.92m x 3.86m



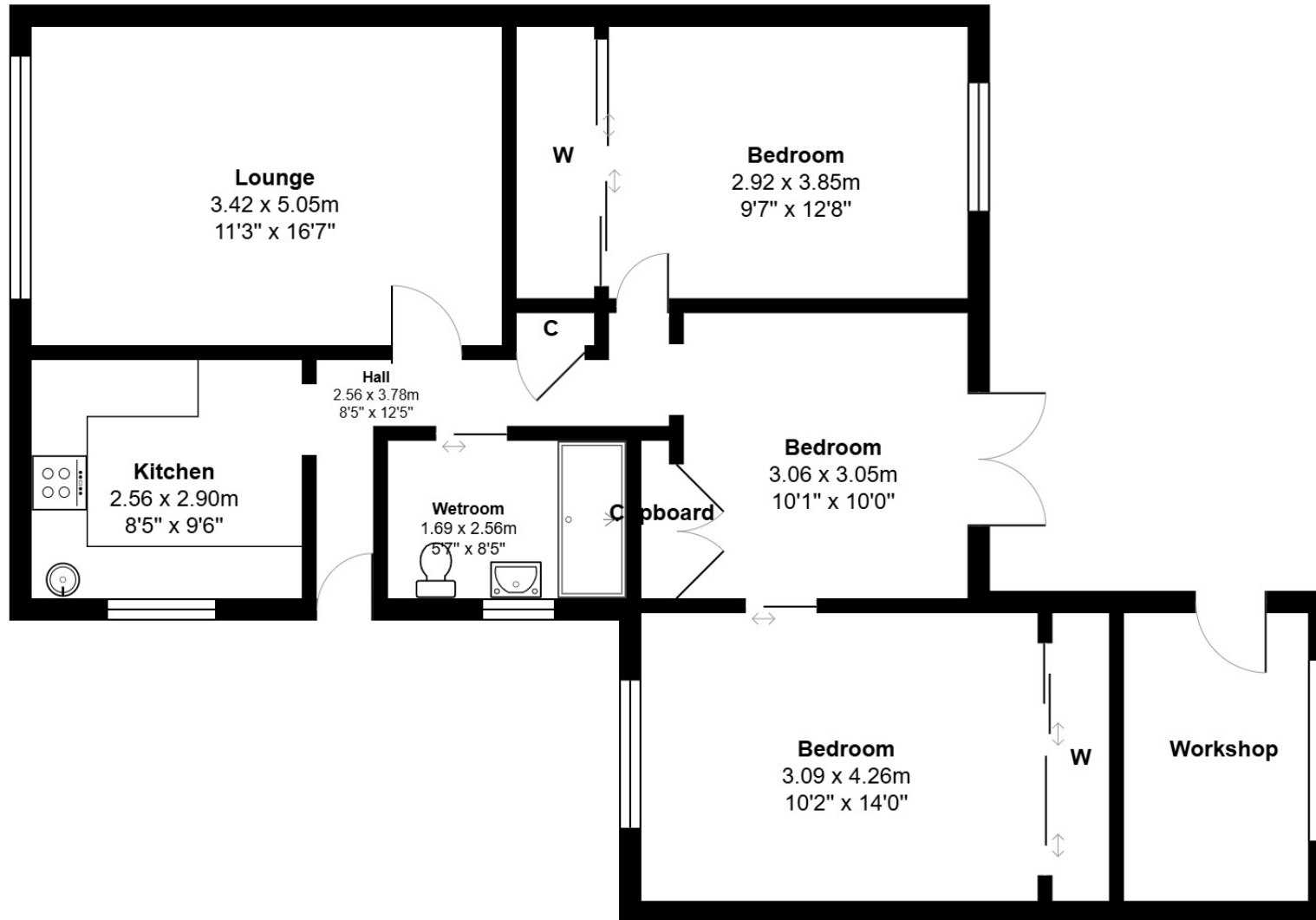
Wet Room



Garden

Floorplan

16 Lawsondale Avenue



Directions

Travel along the A944 from Aberdeen and upon entering Westhill turn right at the roundabout onto Westhill Drive. Take the first right, then a right again into Lawsondale Avenue.

Location

Westhill is a popular expanding residential community which offers easy access to Aberdeen City and is particularly convenient for the Airport and the oil related offices at both Westhill and Dyce. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the City also being linked by a good public transport service. Westhill itself has excellent shopping facilities including a Tesco Superstore, Primary and Secondary Schools and many sporting and recreational attractions including an 18 hole Golf Course.

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

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