



2 Waterton Lawn,
Stoneywood, Aberdeen, AB21 9BF

ledingham
chalmers
estate agency



Lounge



Dining area / Kitchen

**2 Waterton Lawn,
Stoneywood, Aberdeen, AB21 9BF**

Two bedroom terraced dwellinghouse

- Sought after location in a modern development
- Excellent transport links nearby
- Enclosed Garden to rear and Allocated Parking to front
- Two spacious Double Bedrooms
- Modern Kitchen / Diner and Bathroom
- Ideal purchase for first time buyers or those downsizing



Two beds.



One bathroom.



One public room.

Located in the popular residential area of Stoneywood, we are delighted to present for sale this modern two bedroom terraced dwellinghouse.

With the modern comforts of gas central heating and double glazing, this would be the ideal purchase for first time buyers, a small family or those looking to downsize.

Upon entry the hallway allows access to the bright and airy lounge which is set on open plan with the kitchen diner.

The bright and spacious lounge is perfect for relaxing or entertaining, with large windows allowing natural light to flood the space. The contemporary kitchen/ diner is fitted with a range of base, wall and drawer units and is well equipped with integrated appliances and ample storage. French doors lead to the rear garden - ideal for both everyday living and hosting guests. A convenient cloakroom toilet completes the ground level accommodation.

Upstairs, you'll find two generously sized double bedrooms, both benefiting from built-in wardrobes and neutral décor. A stylish family bathroom, fitted with a modern white suite and shower over bath, serves both bedrooms.

There is a lovely enclosed rear garden which has been recently landscaped, with the shed to remain as part of the sale. To the front there are two allocated parking spaces and a small area of garden mainly laid with stone chippings.

Located within a peaceful residential development, the home is within easy reach of local amenities, schools, and excellent transport links to Aberdeen city centre, Dyce, and Aberdeen International Airport. Early viewing is highly recommended to appreciate all this lovely home has to offer.



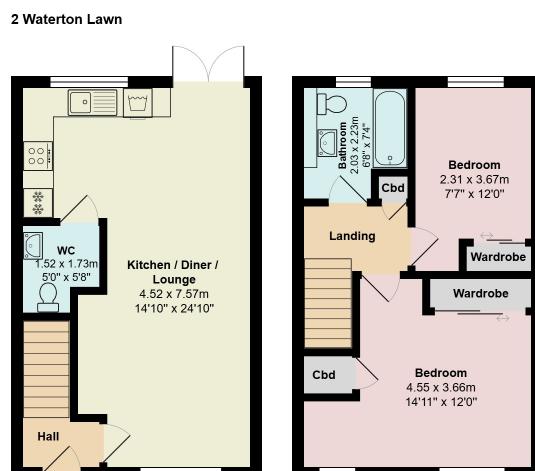
Bedroom



Rear Garden

Accommodation and plans

Kitchen / Diner / Lounge	14'10" x 24'10"	4.52m x 7.57m
WC	5'0" x 5'8"	1.52m x 1.73m
Bedroom	14'11" x 12'0"	4.55m x 3.66m
Bedroom	7'7" x 12'0"	2.31m x 3.66m
Bathroom	6'8" x 7'4"	2.03m x 2.24m



Directions

Travelling from the main Aberdeen ring road proceed out Auchmill Road onto Inverurie Road and follow the signposts for Dyce. This takes you onto Stoneywood Road continuing a good distance along Stoneywood Road and turn right onto Stoneywood Terrace then first right onto Beech Manor is located. Continue then take the second left into Waterton Lawn.

Location

Stoneywood is located a short distance from Bucksburn which is a popular suburb of the city and has excellent local shops and educational facilities. There is a Leisure Centre, Swimming Pool, Bowling Green and an excellent 18 Hole Golf Course nearby. It is only minutes drive from the city centre and there is a regular bus service. It is very conveniently placed for the Industrial Estates of both Dyce and Bridge of Don. Schooling is provided at the modern Stoneywood Primary and also Bucksburn Secondary.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen

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.