



20 Eday Drive,
Aberdeen, AB15 6JQ

**ledingham
chalmers**
estate agency



Lounge



Dining Room

Well-presented, two bedroom, terraced dwelling with garden

- Fantastic location
- Spacious accommodation throughout
- Contemporary, fully fitted Kitchen
- Two well-proportioned Bedrooms
- Converted attic space
- Gorgeous rear Garden



Conservatory



Two beds.



One bathroom.



Three public rooms.

Located in a quiet position yet within easy reach of local amenities, we are pleased to offer for sale this well-presented two bedroom mid terraced dwellinghouse which offers a garden and generous accommodation spanning two floors.

The property features the modern benefits of gas central heating, double glazed windows, generous rooms throughout and a well-maintained garden to the rear which is perfect for enjoying dining al fresco on those summer months.

Finished in neutral décor throughout, this family home comprises a welcoming hallway which provides access to the ground floor accommodation and stairwell to the upper level.

The bright and comfortable lounge overlooks the front of the property, the feature fireplace creates a lovely focal point to the room. It is well-proportioned and offers plentiful space for a variety of free-standing furniture.

Leading directly from the lounge via an archway is the dining area, this in turn also provides convenient access to the kitchen and double doors lead into the conservatory.

The stylish kitchen has been fitted with a wide range of white gloss base and wall units with complimenting work tops and splash back. All appliances will be remaining as part of the sale.

A fantastic feature of this property is the conservatory, with windows all round providing pleasing garden views, this is the perfect spot to relax and enjoy your morning coffee.



Kitchen



Bedroom



Bedroom

Ascending the stairwell to the upper hallway, the first bedroom enjoys a quiet rear aspect and benefits from wall to wall built in wardrobes.

The second bedroom is a spacious double located to the front of the property and also benefits from built in storage. Another wonderful feature of this property and accessed via a stairwell from this bedroom is the converted attic space.

The attic offers an abundance of space for storage and would also make a great office. There is also further eaves access.

Completing the internal accommodation is the modern shower room comprising large shower enclosure with built in seat, WC and wash hand basin vanity.

To the rear the garden has been extremely well-maintained, it is fully enclosed for the safe play of children and pets alike. There is a lovely patio area followed on by lawn and many gorgeous flows, mature shrubs and hedges which offer a further level of privacy to the home. The shed at the end of the garden will be remaining as part of the sale. There is also a sizeable driveway to the front.



Shower Room

Accommodation

Lounge	11'2" x 19'4"	3.4m x 5.89m
Dining Area	11'2" x 9'6"	3.4m x 2.9m
Kitchen	7'11" x 24'8"	2.41m x 7.52m
Conservatory	14'4" x 11'0"	4.37m x 3.35m
Bedroom	9'2" x 10'4"	2.79m x 3.15m
Bedroom	13'4" x 9'1"	4.07m x 2.77m
Office	14'11" x 9'5"	4.55m x 2.87m
Attic Storage	18'11" x 9'7"	5.77m x 2.92m
Shower Room	6'8" x 5'9"	2.03m x 1.75m

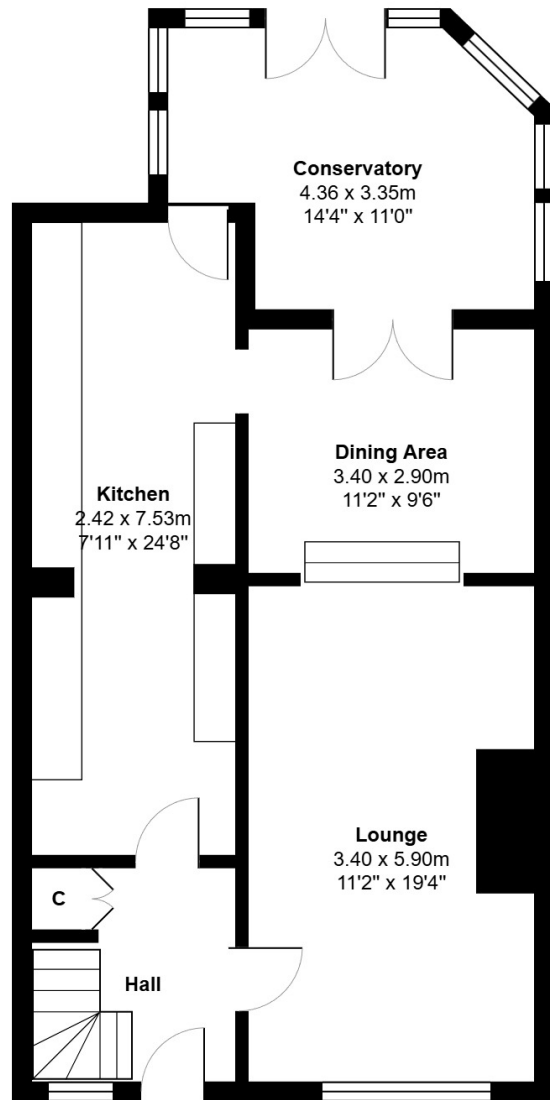


Attic Room

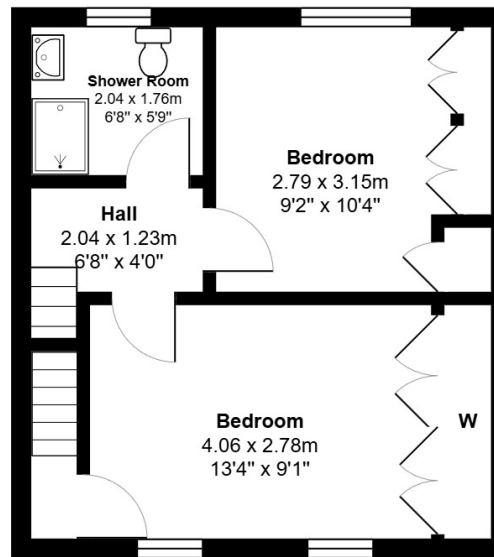


Garden

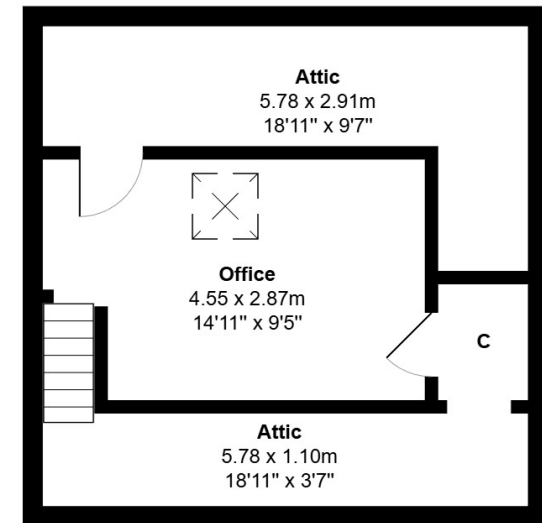
20 Eday Drive
Floorplan



Ground Floor



First Floor



Second Floor

Directions

Travel west along the Lang Stracht A944 and turn left into Stronsay Drive. Turn right into Eday Road and turn right into Eday Drive.

Location

Conveniently located for Anderson Drive which allows easy commuting to the north and south sides of the city, the subjects are also situated close to both Woodend and Foresterhill Hospitals. There are a good range of amenities in the area including a selection of shops and public transport is readily available nearby. Primary and Secondary education is also catered for in the area.

Arrange a viewing

Viewing 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.