



8 Annfield Terrace,
Aberdeen, AB10 6TJ

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen / Diner

Three bedroom end terraced dwellinghouse

- Fantastic location close to local amenities and schools
- Charming Lounge with wood burning stove
- Stylish Kitchen / Dining Room on open plan aspect
- Three excellent sized Bedrooms
- Beautifully maintained Gardens to front and rear
- Double Garage with rear lane access



Three beds.



Two bathrooms.



One public room.

This impressive three bedroom end terraced dwellinghouse is tucked away in a quiet residential street in the very much sought after Annfield Terrace which forms part of Aberdeen's prestigious West End.

This traditional yet contemporary home truly is a must see which has been upgraded throughout and is presented in excellent condition. The property offers spacious family accommodation throughout, combining the generous room proportions, quality dining kitchen and rear garden, this a most special home for any discerning buyer.

The property is beautifully presented from the moment you walk through the door with a bright entrance hallway which is laid with marble tiled flooring and leads through to all accommodation.

The main bedroom is located on the ground floor and enjoys a front facing aspect with a beautiful large bay window brightening the room with natural light. The room is finished with quality carpeting which is complimented by the fresh neutral decor and the room is equipped with excellent storage with full length, wall to wall wardrobes.

The striking lounge is again decorated in neutral tones with beige carpet and boasts a charming wood-burning stove adding a homely feel to this fantastic room. A hidden built-in cupboard provides excellent storage and due to the generous proportions, could easily be utilised as a small office/study if required.



Bedroom



Bathroom



Bedroom



Bedroom

The real delight of this home is the beautiful open plan kitchen/dining room which is perfect for a growing family or for those who love to entertain. Located to the rear of the property, the kitchen is complete with stylish base and wall units with wooden worktops incorporating a sink and drainer, tiled splashback behind and a range of integrated kitchen appliances. A breakfast bar is available for informal dining and the dining area provides ample space for a large dining table and chairs, ideal for hosting. French doors open out to the charming rear garden.

Completing the ground floor accommodation, you will find a fully tiled bathroom which has been fitted out to a high standard with shower over the bath, WC and wash hand basin.

Leading to the upper floor, the landing provides access to the loft space and the remaining accommodation. There are two double bedrooms, both decorated in soft neutral decor and complimented by beige carpets. Both rooms are generous in size offering space for a variety of bedroom furniture and further storage is available in the eaves.

The attractive shower room completes the accommodation and is fitted with a shower cubicle, WC, wash hand basin with vanity storage, tiles to the walls and floor and complete with stylish spotlights.

Externally, the beautifully maintained front garden is laid to lawn with shrubs and plants in the borders and a path leads you to the front door. The rear of the property boasts a south facing garden which is fully enclosed, laid to lawn with a fantastic composite decking area, patio and with access to a 28ft double garage with electric powered door which can be accessed from the lane at the rear.

Accommodation

Bedroom	11'3" x 12'10"	3.43m x 3.91m
Lounge	13'8" x 16'0"	4.17m x 4.88m
Bathroom	6'5" x 9'3"	1.96m x 2.82m
Dining Area	12'3" x 12'5"	3.73m x 3.79m
Kitchen	6'7" x 17'11"	2.01m x 5.46m
Bedroom	15'5" x 12'10"	4.7m x 3.91m
Bedroom	12'5" x 12'7"	3.79m x 3.84m
Shower Room	6'3" x 6'1"	1.91m x 1.85m



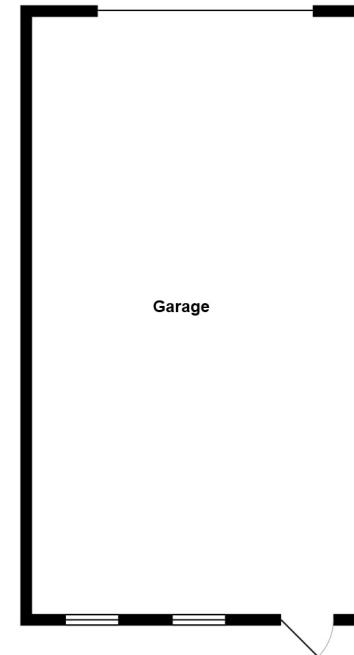
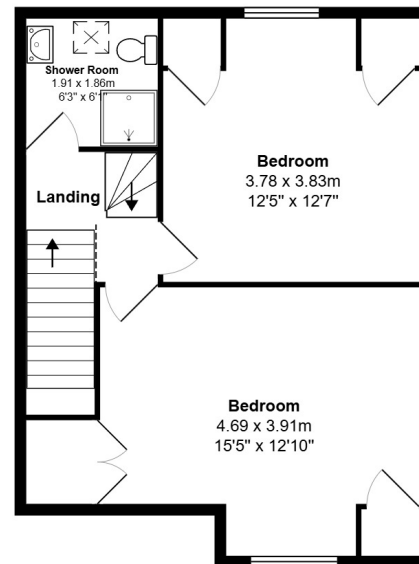
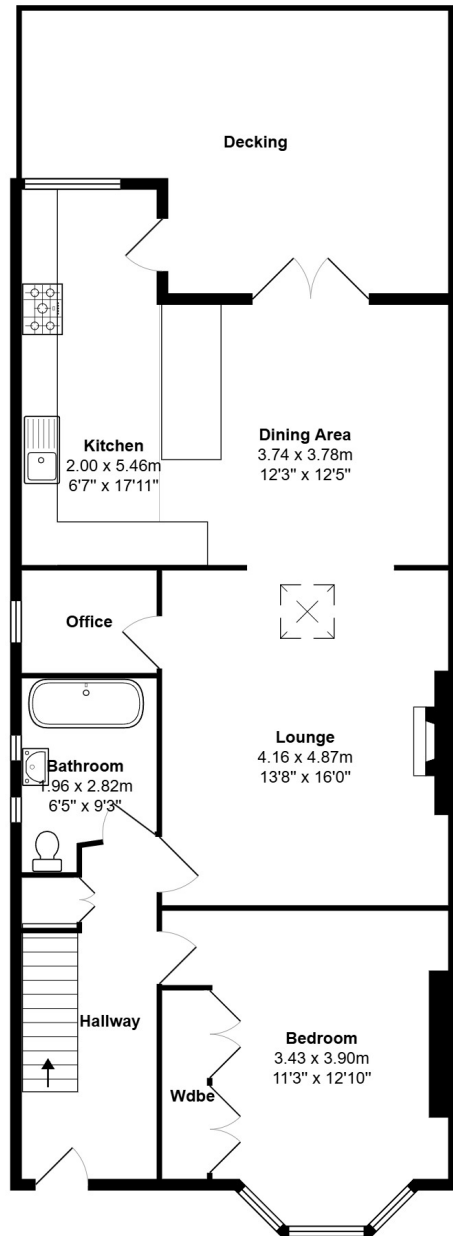
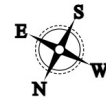
Rear Garden



Garage

8 Annfield Place

Floorplan



Directions

From the west end of Union Street turn left along Holburn Street, then turn first right into Union Grove. Continue along Union Grove for some distance, and turn left into Annfield Terrace.

Location

Annfield Terrace is situated in a quiet west end location which is well served by local shops and public transport facilities, and excellent Primary and Secondary Schools, including a number of private schools. The area is centrally located with most parts of the city readily accessible and the AWPR is also nearby providing links to the north and south of Aberdeen. The west end of Union Street, with its many attractions to include pubs, clubs, restaurants, shopping and leisure facilities, is within relatively easy walking distance.

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 appointment telephone 07709 344452 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com