



3 Springhill Crescent,
Aberdeen, AB16 7RT

**ledingham
chalmers**
estate agency



Lounge



Kitchen

3 Springhill Crescent, Aberdeen, AB16 7RT

Three bedroom, semi-detached dwelling with garden

- Spacious accommodation throughout
- Ideal opportunity for those looking for a project
- Bright Lounge
- Fully-fitted Kitchen
- Three well-proportioned Bedrooms
- Within close proximity to local shops and amenities



Three beds.



One bathroom.



One public room.

Presenting a perfect opportunity for those looking for a project, we have the ideal property that can be configured to suit individual requirements, with this three bedroom, semi-detached home situated within an established residential area.

Although requiring a degree of modernisation this property is the perfect blank canvas for an individual looking to start a project as this property has endless possibilities.

Upon entering the property you are led into the entrance hall which houses the stairwell and provides access to all ground floor accommodation.

The lounge is a spacious room which benefits from a dual aspect allowing a good ingress of natural light. The room then flows into the kitchen.

The kitchen has been fully fitted with a range of wood effect base and wall units, complimenting work tops and splashback. There is also a door providing direct access to the garden.

Completing the ground floor accommodation is the shower room comprising fully enclosed shower, WC and wash hand basin vanity unit.

Ascending to the first floor, the hallway benefits from a useful storage cupboard and provides access to the loft.

There are three well proportioned bedrooms. The largest of the three further benefits from fantastic built in storage.

To the rear there is a sizeable garden laid with lawn and patio area. To the front there is a driveway suitable for multiple vehicles.



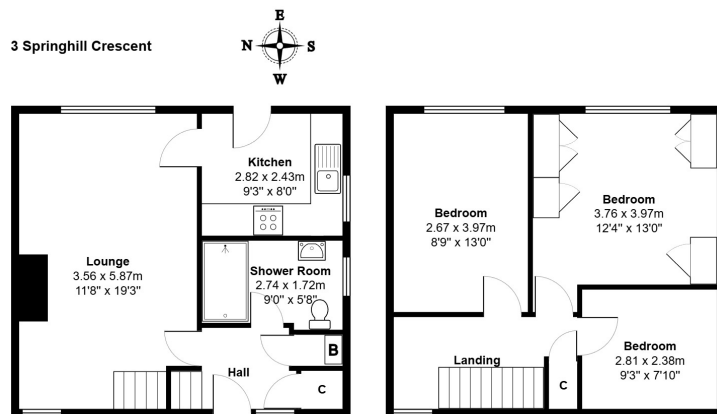
Bedroom



Garden

Accommodation and plans

Lounge	11'8" x 19'3"	3.56m x 5.87m
Kitchen	9'3" x 8'0"	2.82m x 2.44m
Shower Room	9'0" x 5'8"	2.74m x 1.73m
Bedroom	12'4" x 13'0"	3.76m x 3.96m
Bedroom	8'9" x 13'0"	2.67m x 3.96m
Bedroom	9'3" x 7'10"	2.82m x 2.39m



Directions

Travelling north along the main Aberdeen ring road proceed straight across the traffic lights at the Lang Stracht and at the next roundabout turn left onto Provost Fraser Drive. Continuing to the end of Provost Fraser Drive turn right onto Springhill Road, first right onto Springhill Terrace then left onto Springhill Crescent.

Location

Springhill Crescent is well situated for easy access to the main Aberdeen ring road which allows commuting to both north and south of the city. The area has good education facilities and there is a range of local shops close by. There is also good public transport making many parts of Aberdeen easily accessible from this property.

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.