



94 Burns Road
Aberdeen AB15 4NS

**ledingham
chalmers**
estate agency



Lounge



Dining/Family Room



Kitchen

Immaculately presented two bedroom semi-detached dwelling with rear garden and garage

- Desirable location
- Spacious accommodation throughout
- Two Public rooms
- Modern Kitchen
- Two double Bedrooms, one on the ground level
- Shower Room downstairs and Bathroom upstairs



Two beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this impressive two bedroom semi-detached dwelling with rear garden garage. The property is set within a sought-after tree lined street in the prestigious West End of the City.

This exceptional property is immaculately presented and offers generously proportioned accommodation throughout. The home has been well maintained by the current owners and has been tastefully decorated in neutral tones.

The entrance vestibule is instantly welcoming and provides a level of privacy to the home. Leading through to the hall which in turn provides access to all accommodation and a convenient under stair utility cupboard with washing machine which will be included within the sale.

The elegant lounge boasts a large bay window to the front allowing natural light to flood the room. There is a useful storage cupboard and ample space is afforded to host a variety of free-standing furniture.

Sure to be the heart of this home is the open plan kitchen/diner/family room which is peacefully located to the rear of the property, enjoying pleasant garden views. The kitchen is fitted with modern white gloss base and wall units with complementing work surfaces and tiled splash back. A range of integrated appliances include oven, gas hob with built-in extractor fan and dishwasher all of which will be included in the sale along with the free-standing fridge/freezer.

The family/dining area benefits from a fireplace feature which gives a lovely focal point to the room and enhances the homely and relaxing atmosphere.

The first double bedroom is located on the ground floor and enjoys a front aspect and calming neutral decor.



Shower Room



Bedroom



Bedroom



Bathroom

Completing the ground floor accommodation is the modern shower room with large shower enclosure, sink and toilet both nestled within a vanity unit and a heated towel rail for convenience.

Ascending the stairwell to the upper level landing there are fantastic storage options within the eaves and a built in wardrobe, access is also provided to the second bedroom and bathroom.

The second bedroom is a bright and spacious double, again decorated in neutral tones and has further access into the eaves for storage.

Completing the internal accommodation is the bathroom comprising bath, toilet and sink both nestled within a vanity unit.

The delightful fully enclosed, rear garden provides an ideal play area for children and pets. The garden has been well-maintained with patio and lawn area this is the perfect spot to relax and unwind or enjoy al fresco dining. There is a garage which is accessed via the rear lane and also an outhouse providing further useful storage.

Early viewing is highly recommended to fully appreciate this well-proportioned, immaculate home in a sought-after location.

Accommodation

Lounge / Diner	14'1" x 13'3"	4.29m x 4.04m
Dining / Family Room	12'11" x 12'9"	3.94m x 3.89m
Kitchen	14'6" x 6'3"	4.42m x 1.91m
Bedroom	8'11" x 13'8"	2.72m x 4.17m
Shower Room	8'0" x 5'6"	2.44m x 1.68m
Bedroom	11'9" x 14'6"	3.58m x 4.42m
Bathroom	8'8" x 6'8"	2.64m x 2.03m
Garage	14'10" x 20'2"	4.52m x 6.15m
Outhouse	6'10" x 5'1"	2.08m x 1.55m



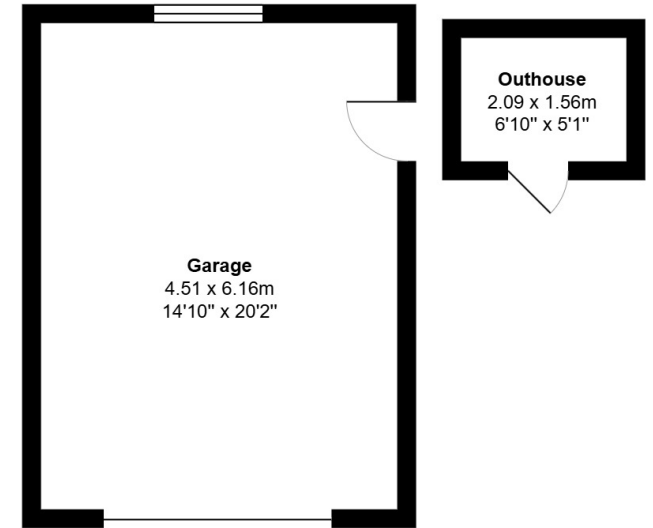
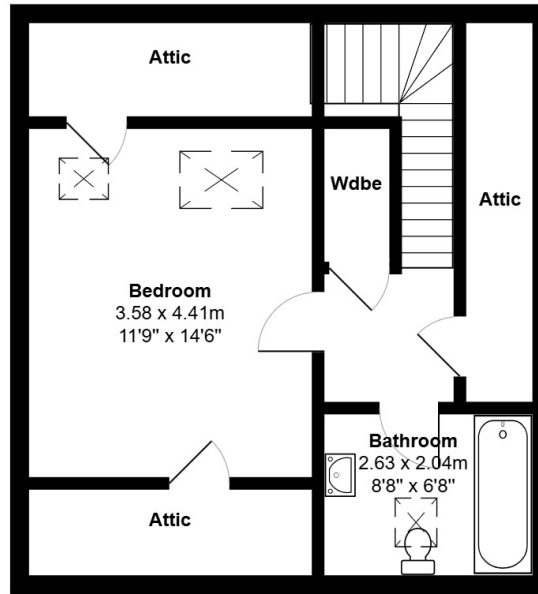
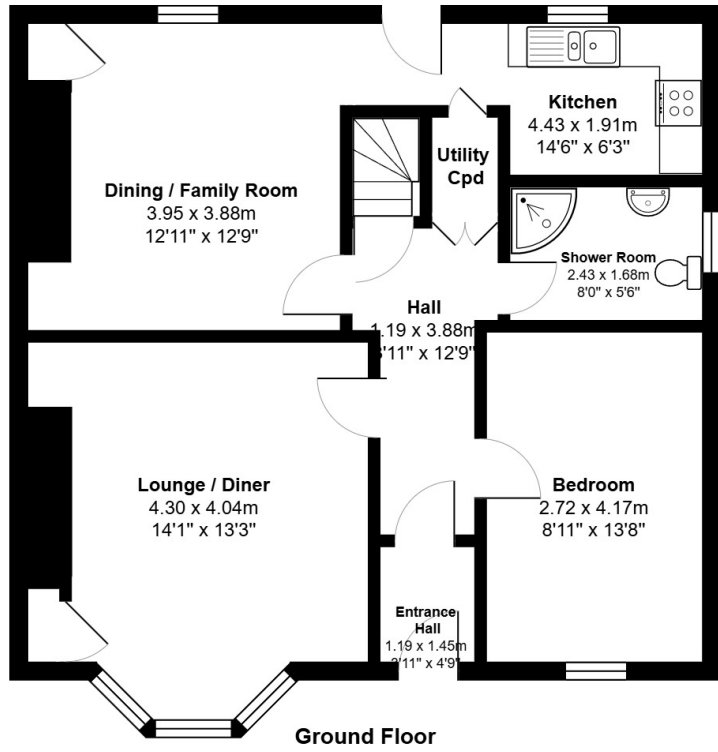
Garden



Garage

Floorplan

94 Burns Road



Directions

Travelling from Union Street, continue onto Holburn Street and take the first right onto Union Grove. Continue straight across the roundabout with Forest Avenue and Burns Road is the second opening on the left.

Location

Burns Road is a tree lined street in the city's west end. There are local shops at Mannofield and Seafield and a regular bus service runs to the city centre and beyond. The area also has a library, community centre, health facilities and is within walking distance of the city, which offers a wealth of further amenities. Ashley Road Primary School and Aberdeen Grammar School are within walking distance and there is a choice of private schools and nurseries including an international school, all within easy reach.

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

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