



247 Westburn Road,
Aberdeen, AB25 2QH

**ledingham
chalmers**
estate agency



Lounge



Lounge

Four bedroom, family, terraced dwelling

- Fantastic location
- Bright Lounge with bay window
- Contemporary Kitchen
- Four Bedrooms one with En Suite
- Spacious accommodation throughout over three levels
- Rear Garden with lawn and patio area



Dining Room



Four beds.



Two bathrooms.



Two public rooms.

Situated within a prime west end location, we are delighted to offer for sale this four bedroom, traditional, granite, terraced family home with rear garden.

The property is within walking distance of Rosemount, the city centre and particularly Aberdeen Royal infirmary and offers a superb level of accommodation spanning three floors. Enjoying the comforts of gas central heating and double glazed windows the property retains some period features including high ceilings, ceiling cornicing and bay window in the lounge.

The property is entered via vestibule offering an added layer of privacy. This then leads through to the welcoming hallway which houses the stairwell and provides access to all ground floor accommodation.

The bright and spacious lounge is flooded with natural light through the large, front facing bay window. There is a fireplace feature and plentiful space for free standing furniture.

The dining room, which also benefits from a lovely fireplace feature is located to the rear of the property and provides access to the kitchen.

The contemporary style kitchen is fitted with light grey gloss base and wall units with complimenting work tops and tiled splash back. There is also a door leading out to the garden.

Heading upstairs to the mezzanine level, the bathroom comprises shower over bath, WC and wash hand basin.

The principal bedroom is located on the first floor, this is a fabulous double which benefits from a large window to the front allowing ample light to flow and en suite with WC, wash hand basin and wall to wall storage.



Kitchen



Bedroom



Bedroom

Completing the first floor accommodation is the second bedroom which is of fantastic proportions, enjoys a quiet rear aspect and benefits from a built in wardrobe.

Ascending the stairs you will find a further two good sized bedrooms, one with built in wardrobe.

The rear garden offers the perfect spot to relax and entertain alike with lawn area and patio area. There is also access at the end of the garden to the back lane.

Early viewing is recommended to appreciate the spacious, well proportioned accommodation this property has to offer.



Bedroom

Accommodation

Lounge	15'9" x 12'8"	4.8m x 3.86m
Dining Room	12'3" x 14'5"	3.73m x 4.4m
Kitchen	8'4" x 15'7"	2.54m x 4.75m
Bathroom	7'6" x 6'4"	2.29m x 1.93m
Bedroom	12'3" x 13'6"	3.73m x 4.12m
En Suite	6'1" x 6'8"	1.85m x 2.03m
Bedroom	12'3" x 13'7"	3.73m x 4.14m
Bedroom	10'0" x 13'0"	3.05m x 3.96m
Bedroom	8'6" x 16'4"	2.59m x 4.98m

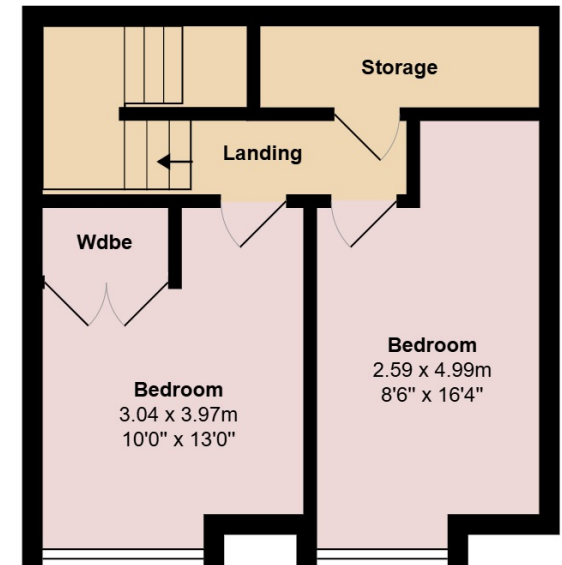
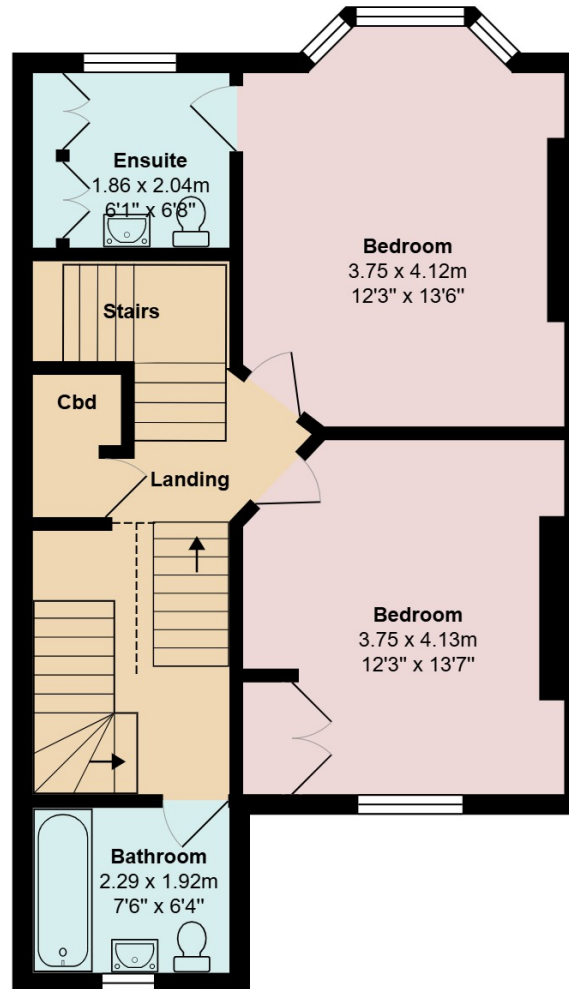
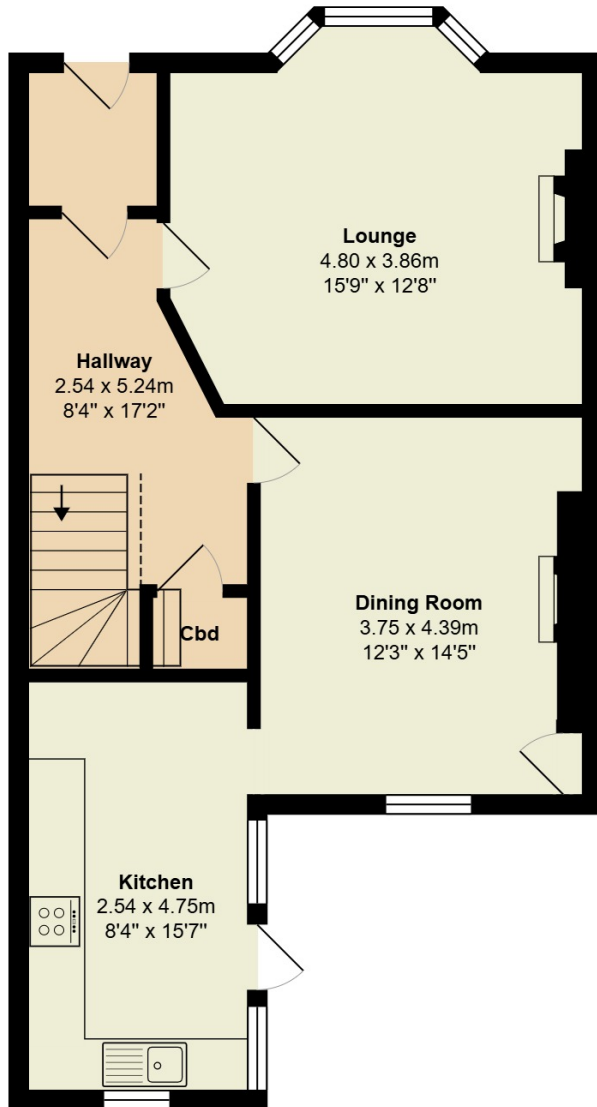


Bedroom



Garden

Floorplan
247 Westburn Road



Directions

From the west end of Union Street, exit onto Rose Street and at the traffic lights, continue onto Esslemont Avenue. Follow the road to the T-junction and turn left onto Rosemount Place, turning left at the last set of traffic lights onto Rosemount Place. Travel to the second set of traffic lights and turn right onto Argyll Place and at the following set of traffic lights turn left onto Westburn Road.

Location

Westburn Road lies just off Rosemount which boasts a variety of specialist shops together with a range of pubs, restaurants and convenience stores. It is also conveniently placed for access to the hospital complexes at Foresterhill and Cornhill. The City Centre is within walking distance, as are both the Victoria and Westburn Parks. Public transport is close at hand providing links to other areas of the city.

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.