



8 Colonsay Crescent,
Sheddocksley, Aberdeen, AB16 6FA

**ledingham
chalmers**
estate agency



Hallway



Lounge

Three bedroom, semi-detached dwelling

- Local shops and amenities close by
- Two bright Public Rooms
- Fully fitted Kitchen
- Three well-proportioned Bedrooms
- Spacious rear Garden
- Single Garage and driveway



Kitchen



Three beds.



One bathroom.



Two public rooms.

We offer for sale this deceptively spacious, three bedroom, semi-detached dwelling house located in an established residential area of the city.

Presenting a perfect opportunity for those looking for a project, this deceptively spacious property can be configured to suit individual requirements, although requiring a degree of modernisation it is the perfect blank canvas for an individual looking to start a project as this property has endless possibilities.

The property is entered via vestibule which offers a level of privacy and houses the useful cloakroom with WC and wash hand basin.

The main entrance hall features a useful large storage cupboard, further under stair storage and provides access to all lower accommodation and stairwell.

The bright lounge is of generous proportion and is flooded with natural light due to the large window which overlooks the front garden.

The kitchen enjoys a rear aspect and has been fully fitted with a wide range of base and wall units and offers ample space for free standing appliances. There is also a door leading out to the garden.

Conveniently located just off of the kitchen is the dining room with pleasant views to rear garden and ample space for free standing furniture as required.



Dining Room



Bedroom



Bedroom



Bedroom

The stairwell leads up to the upper hall where you will find the large airing cupboard, further single storage and loft access above via hatch.

There are three well-proportioned double bedrooms, one to the front of the property and two enjoying a rear aspect. All bedrooms are lovely and bright and offer a wealth of space for furniture.

Completing the internal accommodation is the shower room comprising WC, wash hand basin and fully enclosed shower powered by mains. All wet areas have been tiled for convenience.

To the rear, the garden has a generous lawn area and patio. To the front a large driveway provides convenient off street parking for multiple vehicles and leads to a single detached garage ideal for storage.

All white goods, carpets and light fixtures will be included within the sale. Viewing is highly recommended to appreciate the size and space this property has to offer.

Accommodation

Lounge	10'11" x 15'11"	3.33m x 4.85m
Kitchen	10'10" x 9'9"	3.3m x 2.97m
Dining Room	10'11" x 9'9"	3.33m x 2.97m
WC	5'2" x 6'1"	1.58m x 1.85m
Store	5'2" x 4'1"	1.58m x 1.24m
Bedroom	9'8" x 14'11"	2.95m x 4.55m
Bedroom	12'1" x 9'9"	3.68m x 2.97m
Bedroom	11'2" x 10'8"	3.4m x 3.25m
Store	7'1" x 3'7"	2.16m x 1.09m
Bathroom	7'1" x 6'7"	2.16m x 2.01m
Garage	8'8" x 16'9"	2.64m x 5.11m



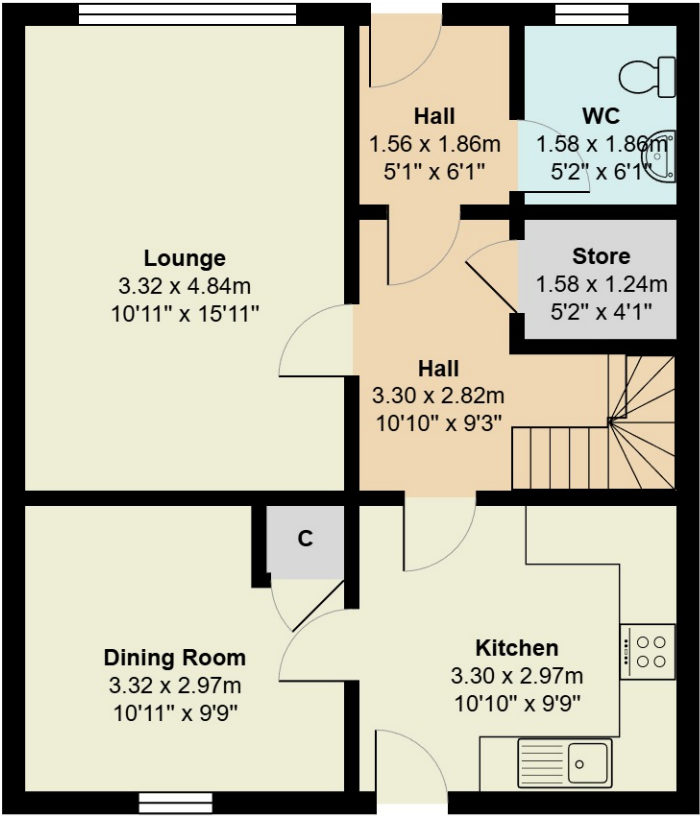
Shower Room



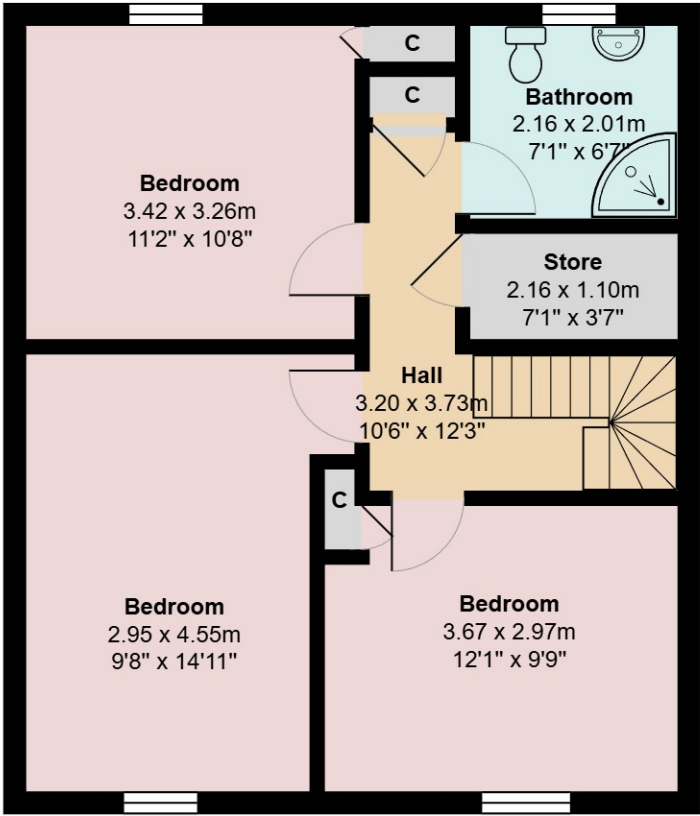
Garden

Floorplan

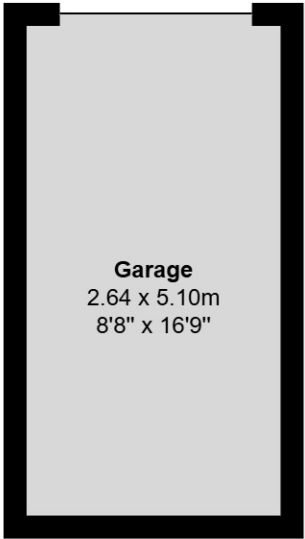
8 Colonsay Crescent



Ground Floor



First Floor



Directions

Travelling from the main Aberdeen ring road continue onto the Lang Stracht, proceed through three sets of traffic lights and turn right onto Lewis Road and then first left takes you onto Colonsay Crescent.

Location

Colonsay Crescent is situated off Lewis Road in the popular Sheddocksley area of Aberdeen. It is well placed for excellent local shopping facilities including a large Tesco supermarket. There is good public transport providing access to the city centre. It is also ideally placed for those working at Woodend Hospital and also Aberdeen Royal Hospital complex and the area is catered for by good primary and secondary schools.

Arrange a viewing

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.