



**91 Westburn Drive,**  
Aberdeen, AB25 2BU

ledingham  
chalmers  
estate agency





Kitchen Diner



Kitchen Diner

## Immaculately presented four bedroom detached home

- Deceptively spacious four bedroom home
- Two versatile public rooms
- Bright and airy kitchen / diner with garden access
- Three double bedrooms, one single
- Large secluded garden with area of patio
- Driveway to the front with EV charger



Four beds.



Two bathrooms.



One public room.

**We are delighted to offer for sale this deceptively spacious four bedroom home, which offers excellent accommodation over two floors.**

The property is located on a tree lined street in the Ashgrove district of the city, a residential area with easy links to the city centre, the businesses at Bridge of Don and Dyce, the Aberdeen University Campus at Old Aberdeen, and Foresterhill Hospital.

The well-proportioned and beautifully styled accommodation, with high ceilings, provides versatile living for families of all ages, with multi purpose living spaces as well as two bedrooms and a bathroom on the ground floor, and another two bedrooms upstairs, one of which has an ensuite shower room.

The decoration is a tasteful neutral palette with accent wallpaper adding personality to the spaces. Flooring is the perfect mix of quality carpeting, tiling and original wood. The owners have maintained the property impeccably with modern touches complementing the period features perfectly, which creates a striking family home which can be moved into with ease.

The layout includes two spacious bedrooms to the front, one is currently used as an elegant dining room with striking gas fire with stone surround and hearth. The second room a double bedroom, which enjoys excellent proportions. Both rooms benefit from large windows over looking the well manicured garden along with high ceilings and cornice.

The lounge is peacefully located to the rear, with an expansive window framing the garden views. The room is beautiful space to relax and unwind, with a centrally placed stove adding a warm and inviting atmosphere.



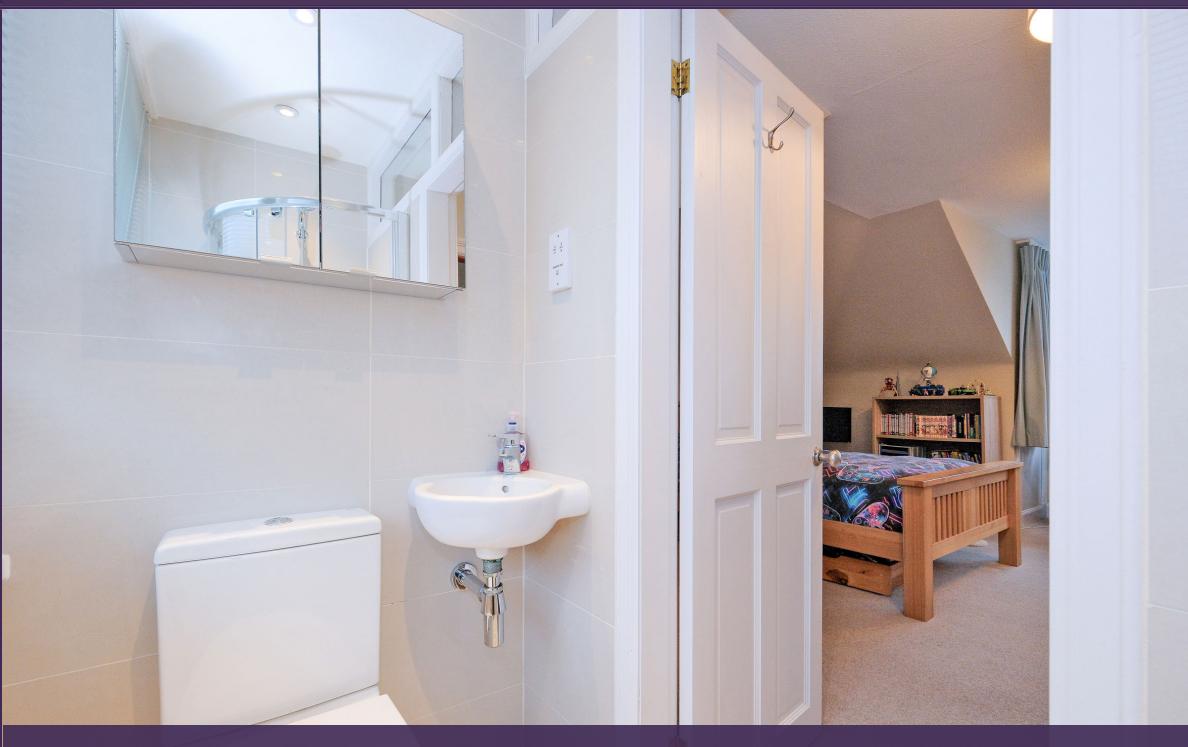
Dining Room



Bedroom



Bedroom



Ensuite

The kitchen features a good range of Shaker style cabinets with Corian worktops and tiled splashback, it has a gas hob, electric oven, chimney cooker hood, fridge/freezer and washing machine, it also boasts a partially glazed door that opens to the garden and space for relaxed dining. Viewers are no doubt going to be impressed by the modern bathroom, with walk-in shower enclosure, bath, hand wash basin inset into a vanity unit and WC. The room is finished to a high standard with grey tiling to both the walls and floor. Within the downstairs hallway there is a cupboard below the stairs, which provides storage and access to an expansive cellar which is fitted with light and enhanced insulation.

Upstairs, the first floor landing boasts a rear aspect window which fills the space and stair case with natural light. The principle bedroom is an excellent size with wall to wall built-in wardrobe and storage space. The room is enhanced by an ensuite shower room. The fourth bedroom is an excellent room with dormer window enhancing the layout. There is ample space for a variety of free standing furniture with two generous eaves storage cupboards.

Outside, the front garden is bounded at the front by a dwarf granite wall, with a gated entrance to the tarred driveway which leads to the front door and provides parking for multiple cars, with an EV charger located to the side. There is an area of lawn with flower beds either side hosting a mix of mature planting and trees which add pops of seasonal colour and adds seclusion from the road. The rear, fully enclosed, large garden has superb privacy with a scattering of mature trees. A sizeable patio area off of the kitchen gives the perfect spot to relax and unwind in the summer evenings, with a large area of lawn being accessed down a few steps. There is a small strip of land at the bottom of the garden which does not form part of the property's title deeds but is incorporated within the property's garden grounds.

## Accommodation

Lounge	14'9" x 16'2"	4.5m x 4.93m
Dining room / bedroom	15'0" x 13'1"	4.57m x 3.99m
Kitchen Diner	12'5" x 18'0"	3.79m x 5.49m
Bedroom	14'9" x 13'1"	4.5m x 3.99m
Bathroom	7'8" x 8'3"	2.34m x 2.52m
Bedroom	13'11" x 15'5"	4.24m x 4.7m
Ensuite	7'0" x 3'10"	2.13m x 1.17m
Bedroom	8'0" x 26'7"	2.44m x 8.1m

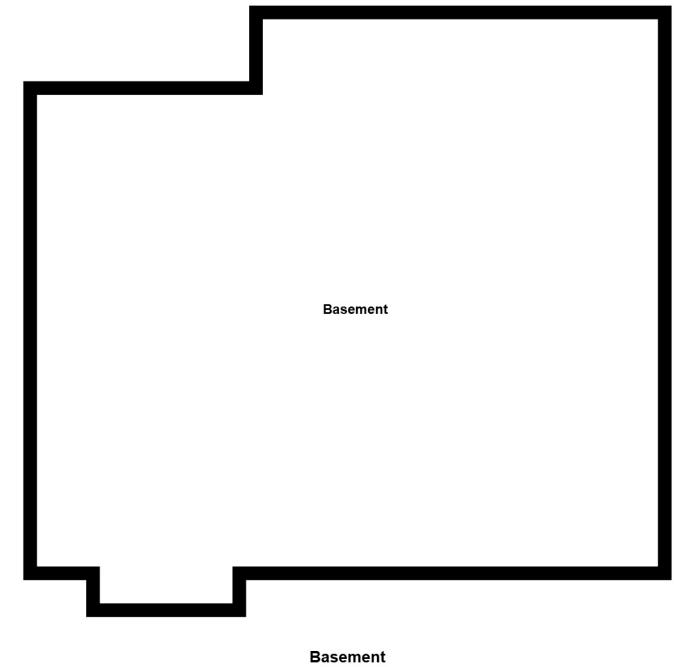
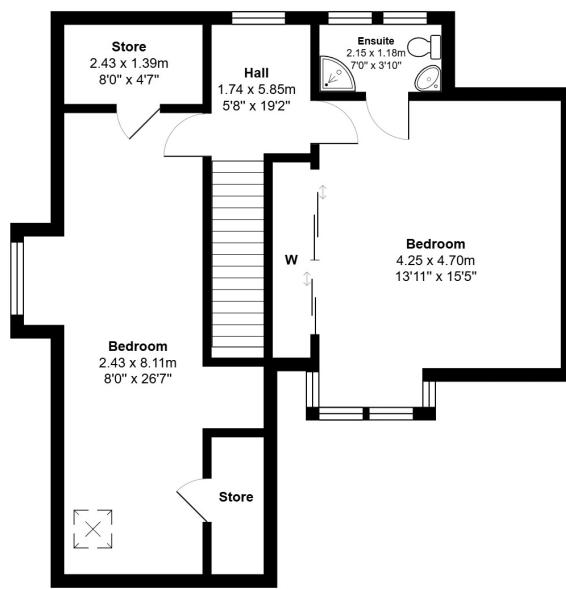
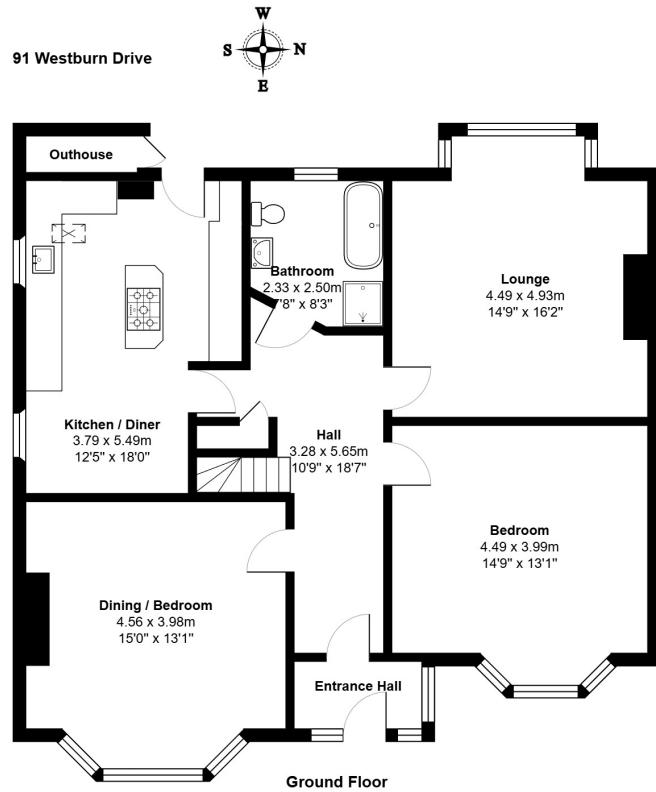


Bathroom



Rear Garden

## Floorplan



## Directions

From the city centre proceed west along Union Street continuing onto Alford Place, turn right onto Rubislaw Place then turn left towards Albert Street. Continue onto Craigie Loanings, thereafter onto Argyll Place and continue straight on onto Westburn Drive. Passing Cornhill Road on the left hand side, No. 91 is situated a short distance along again to the left.

## Location

Westburn Drive is well situated for access to Aberdeen Royal Hospital complex and a short walk leads to Westburn and Victoria Parks for leisure purposes. Within driving distance is Berryden where there is a large Sainsbury's supermarket and further quality retail units. The area is well served by public transport facilities and has a good range of local and education amenities. Also a short drive is the main Aberdeen ring road which provides commuting to both north and south of the city.

## Arrange a viewing

Viewing By appointment telephone 07395559009 or 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.