



74 Bonnymuir Place
Aberdeen AB15 5NP

ledingham
chalmers
estate agency



Garden



Garden



Kitchen/Diner

Well-presented, three bedroom semi-detached family home

- Fantastic, sought after location
- Extensively refurbished in 2021
- Bright lounge with dual aspect and wood burner
- Contemporary, open plan Kitchen/Diner
- Three well-proportioned double Bedrooms
- Sizeable rear garden with garage



Three beds.



One bathroom.



One public room.

Within a sought after residential location, we are delighted to bring to the market for sale this most attractive, three bedroom semi-detached family home with sizeable rear garden and garage.

Ideally located within a generous plot, the property is filled with charming features inside and out with generous room proportions, quality open plan kitchen/diner and rear garden this makes the perfect family home for any discerning buyer.

Viewers are firstly greeted with a spacious entrance hall with neutral decor and staircase to the upper level.

The lounge is a spacious room with dual aspect which floods the room with natural light. The wood burning stove enhances the homely and relaxing atmosphere of the room.

The impressive open plan kitchen/diner is sure to be the heart of this home, with large sliding doors enjoying pleasant garden views and ensuring a good ingress of light. The kitchen is fitted with a range of contemporary units with complimenting work tops and splash back. Integrated appliances include, dishwasher, fridge freezer and induction hob all of which will be included within the sale. The Everhot range oven is available by separate negotiation.

Located just off the kitchen is the convenient utility and WC.

Ascending the stairwell to the first level hallway which provides access to three bedrooms and family bathroom.



Lounge



Hallway



Bedroom



Bedroom

The principal bedroom enjoys a peaceful rear aspect and is of fantastic proportion and benefits from a large window and eaves storage. Ample space is afforded to host a variety of free-standing furniture as desired.

The second and third double bedrooms are located to the front of the property, both decorated in neutral tones and benefit from large built in wardrobes with sliding doors.

Completing the internal accommodation is the family bathroom comprising shower over bath, WC and wash hand basin nestled within a vanity unit and heated towel rail for convenience.

The fully enclosed rear garden is ideal for the safe play of children and pets alike with a large lawn area complimented by a patio ideal for al fresco dining. A notable feature is the garage with up and over door which offers further storage and is accessed via the rear lane.

Early viewing is highly recommended to fully appreciate the size and space on offer at this fantastic family home.

Accommodation

Hallway	22'3" x 4'3"	6.78m x 1.3m
Living Room	22'3" x 12'1"	6.78m x 3.68m
Dining Kitchen	17'7" x 13'6"	5.36m x 4.12m
WC	4'5" x 7'10"	1.35m x 2.39m
Bedroom	16'0" x 11'11"	4.88m x 3.63m
Bedroom	9'2" x 12'10"	2.79m x 3.91m
Bedroom	7'4" x 12'10"	2.24m x 3.91m
Bathroom	7'4" x 5'10"	2.24m x 1.78m



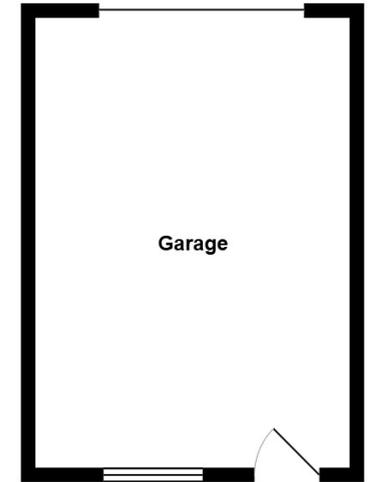
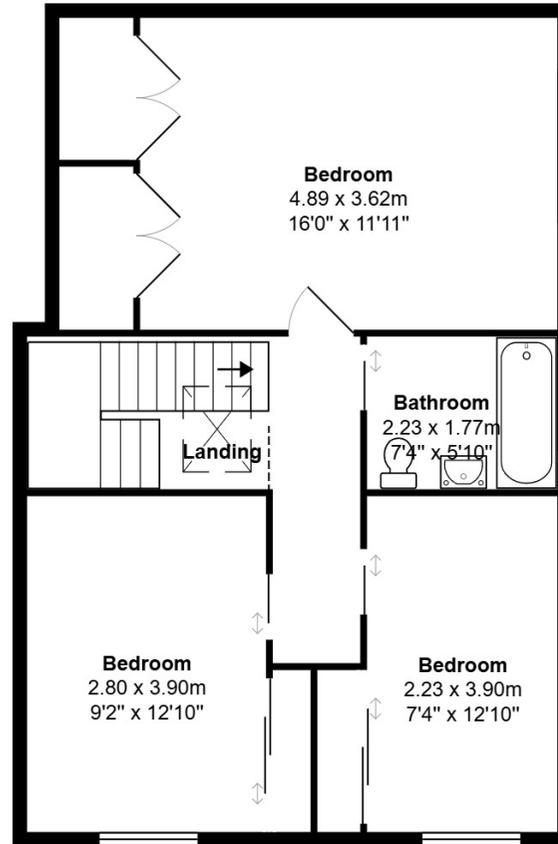
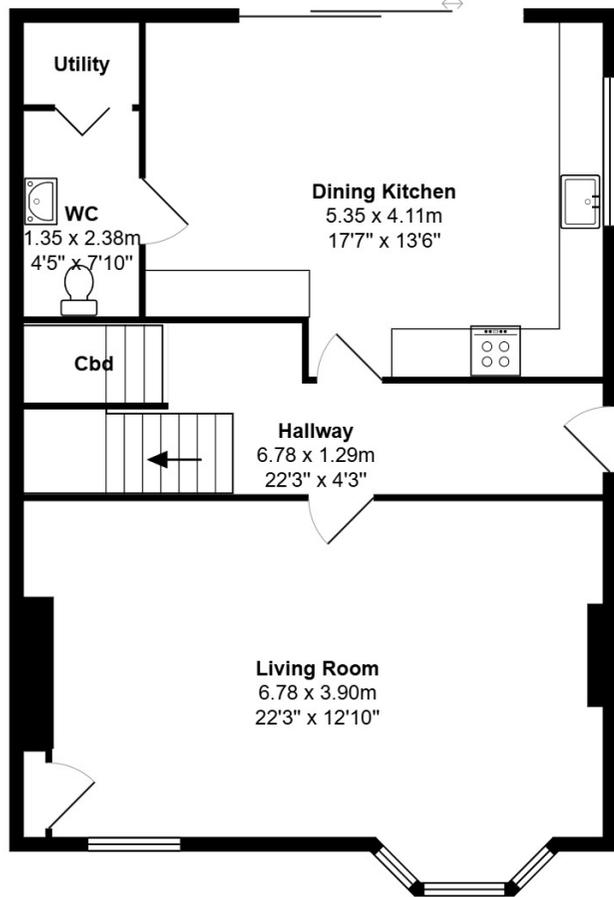
Bedroom



Bathroom

Floorplan

74 Bonnymuir Place



Directions

From Union Street, continue on to Alford Place, then Albyn Place and take the third exit off the Queens Cross Roundabout on to Fountainhall Road. At the T-junction, turn right on to Beechgrove Terrace, turn left on to Beechgrove Avenue, left again on to Mid Stocket Road and Bonnymuir Place is on the right hand side.

Location

Bonnymuir Place is in the Midstocket district, a prime residential area, within easy reach of the city centre and particularly convenient for those who seek easy access to the health campus at Foresterhill. Within walking distance is a range of specialist and convenience shops on Rosemount, there is a regular bus service to the city centre, and the Westburn and Victoria Parks are nearby. Mile End Primary School and Aberdeen Grammar School, both with excellent reputations, are within easy walking distance.

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

Viewing By appointment telephone 07788200492 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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