



101 Woodend Crescent,
Aberdeen, AB15 6YQ

**ledingham
chalmers**
estate agency



Aerial view



Lounge

Deceptively spacious detached dwellinghouse with large secluded garden to the rear

- Set within one third of an acre of mature garden grounds
- Three excellent public rooms, all with garden views
- Spacious centrally located kitchen/diner with island
- Front aspect bedrooms with one used as a study
- Large secluded rear garden with area of decking
- Single garage with sizeable driveway to the front



Kitchen/diner



Four beds.



Two bathrooms.



Three public rooms.

101 Woodend Crescent is a deceptively spacious detached dwellinghouse located within a plot of approx one third of an acre and enjoying a lovely fully enclosed garden to the rear.

Presented in immaculate order throughout, the property offers well proportioned and versatile living accommodation with excellent storage, ideal for a young or extended family.

The reception hall is warm and welcoming and makes an excellent first impression. There are two built-in cupboards which offer great storage solutions. Located off the hall is a useful, large cloakroom with wc, wash hand basin and built-in cupboard in the far corner.

The lounge is a particularly pleasant room with feature fireplace and delightful outlook over the rear garden. The room boasts good proportions, with there being ample space for a variety of free standing furniture as required.

Fitted with an extensive range of storage units, the centrally located kitchen/diner is sure to be the heart of this fine home. Installed in recent years there is a mix of wooden and cream gloss units, which blend traditional and modern styles perfectly. The quality stone work top gives a luxurious finish and is complemented nicely by the tiled splash back. The large island offers additional storage space and is an ideal spot for informal dining or socialising. There are double doors leading to the sun room, which has impressive floor to ceiling windows overlooking the rear garden, with French doors to the garden.

A separate utility room provides ample room for laundry tasks, with a door giving garden access. From the utility room there is also access into the integral garage and games room. The games room is a useful and versatile room which would suit a variety of uses while enjoying the peaceful garden views.



Sun room



Bedroom



Bedroom



Bathroom

Completing the ground floor accommodation are two sizeable double bedrooms with one being fitted with built-in wardrobes. Both room are located to the front, with the smaller of the two currently being used as a study.

The first floor landing gives access to the remaining accommodation along with a large built-in cupboard and eaves storage. There is a spot towards the rear which gives lovely views and would be large enough for a desk or reading nook. The principle bedroom has fitted wardrobes, a velux window and access to the en suite shower room comprising wc, hand wash basin and shower enclosure. There is a further double bedroom which boasts fitted wardrobes and a rear aspect outlook. The striking bathroom is sure to impress any buyer, comprising large shower enclosure, free standing bath, wall mounted wc and vanity unit with inset sink. The room is completed by light brown/beige aqua panelling with co-ordinating flooring.

Outside, there is a lock block driveway to the front, with ample parking for vehicles, leading to a large integral garage with up and over door, light and power. The garage has a door leading to the utility room. The garden to the front laid in lawn with mature trees and a border stocked with mature shrubs. The large fully enclosed garden to the rear is laid to lawn, with an abundance of tall, mature trees and borders stocked with shrubs and plants. There is a paved patio and a decked seating area positioned to enjoy maximum sunlight. This garden is a suntrap and enjoys a particularly secluded and private position, ideal for relaxing and entertaining. To the bottom of the garden, the mature tress offer a shaded spot for children to play.

This would be an excellent purchase for those looking for a spacious family home with a large, secluded garden and viewing is strongly recommended to fully appreciate the generous accommodation on offer.

Accommodation

Lounge	21'10" x 12'6"	6.66m x 3.81m
Kitchen/diner	20'9" x 12'5"	6.33m x 3.79m
Sun room	13'7" x 13'4"	4.14m x 4.07m
Utility room	6'4" x 11'1"	1.93m x 3.38m
Games room	9'7" x 9'4"	2.92m x 2.85m
Garage	9'11" x 25'9"	3.02m x 7.85m
Bedroom	14'4" x 11'3"	4.37m x 3.43m
Bedroom / study	13'4" x 11'2"	4.07m x 3.4m
Bedroom	11'0" x 15'5"	3.35m x 4.7m
Bedroom	11'8" x 11'8"	3.56m x 3.56m
En suite	6'7" x 6'7"	2.01m x 2.01m
Bathroom	10'4" x 10'10"	3.15m x 3.3m



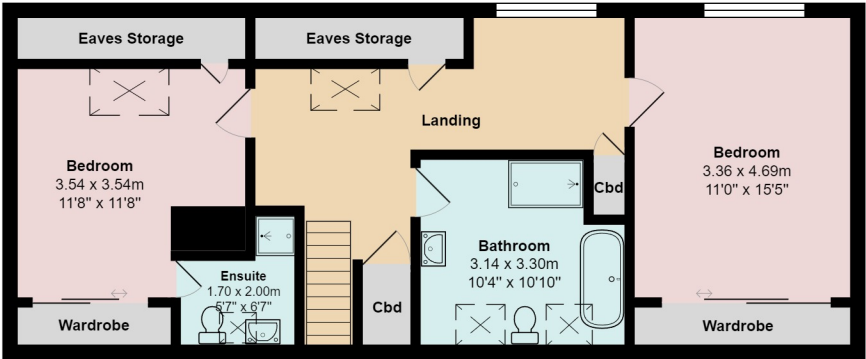
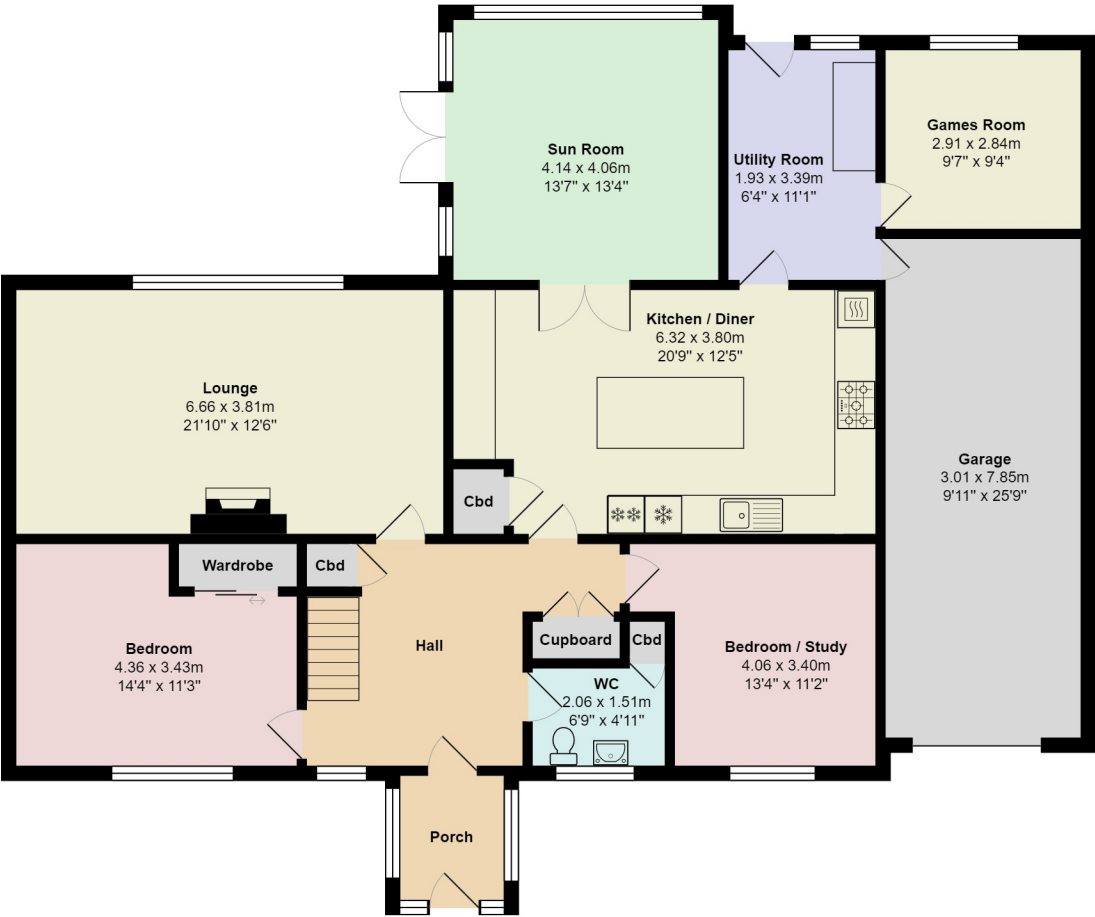
Garden grounds



Garden grounds

Floorplan

101 Woodend Crescent



Directions

From Holburn Junction travel west along Alford Place and Proceed on to Albyn Place. At the Queens Cross roundabout take the second exit on to Queens Road. Travel along Queens Road and proceed straight ahead at the Forest Avenue, Earls Court and Hazlehead roundabouts. Turn right into Woodend Crescent and No 101 is some way along on the left hand side.

Location

Woodend Crescent is a pleasant tree lined street located to the west of the city. The property is well placed for local shops, schools and public transport services. The Woodend General Hospital and Foresterhill Hospital complex are both easily accessible. The ring road is also within easy reach.

Arrange a viewing

Viewing By appointment telephone 07789712356 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.