



123 Cairnwell Drive,
Mastrick, Aberdeen, AB16 5NS

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**123 Cairnwell Drive,
Mastrick, Aberdeen, AB16 5NS**

Spacious family home with excellent potential

- Well proportioned three bedroom family home
- Popular residential location
- Bright and spacious lounge
- Generous kitchen with garden access
- Three double bedrooms with built-in storage
- Large plot, with mature garden grounds



Three beds.



One bathroom.



One public room.

Situated in the popular residential street we offer for sale, this semi-detached three bedroom home with exclusive front and rear gardens.

Requiring some modernisation, the property offers an excellent opportunity to create a spacious and well proportioned family home, with plenty of scope for a purchaser to put their own stamp on the property.

Entry is gained via an entrance hall which leads into the main internal hallway. The lounge is a bright and particularly well proportioned room, positioned to the front of the property and offering ample space for a range of living furniture.

The rear aspect kitchen has generous proportions while the rear facing window provides garden views and plenty of natural light. There is a partially glazed door providing direct garden access. The boiler is located to the left of the window.

The ground floor accommodation is completed by the shower room, conveniently located off the hallway and fitted with a shower enclosure, WC and wash hand basin.

Ascending to the first floor, the landing provides access to three well proportioned double bedrooms, each benefiting from built-in storage or wardrobes. The first floor landing provides additional storage, with two built-in cupboards, along with a hatch giving access to the loft.

Situated on a sizeable plot, the property enjoys generous garden grounds. The front garden features a slabbed path, with two flower beds. Side access is found to the right of the property and leads to a large rear garden which has an area of slabbing, drying green, mature hedging and trees. There is also a shed, which is currently in a state of disrepair.



Bedroom



Rear Garden

Accommodation and plans

Lounge	16'4" x 12'4"	4.98m x 3.76m
Kitchen Diner	16'4" x 9'1"	4.98m x 2.77m
Shower room	7'10" x 6'2"	2.39m x 1.88m
Bedroom	13'0" x 9'4"	3.96m x 2.85m
Bedroom	10'11" x 10'1"	3.33m x 3.07m
Bedroom	11'0" x 9'1"	3.35m x 2.77m

Directions

Travelling north on North Anderson Drive, continue straight at the large traffic light junction with the Lang Stracht. Continue along for a short while and take the first exit left onto Mastrick Road. Then take the third exit right onto Derry Avenue. At the T junction turn left onto Cairnwell Drive and number 123 is on the left-hand side, clearly indicated by a for Sale Sign.

Location

Cairnwell Drive is within easy walking distance of a wide range of amenities including shops, supermarkets, leisure and recreational facilities and regular bus services to and from the city centre. Quarryhill Primary School is nearby and secondary schooling is provided at Northfield Academy. Aberdeen University and the Hospital complexes at Foresterhill and Cornhill are also readily accessible and excellent road links ensure ease of access to most other parts 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.

