



**45 Seafield Crescent,**  
Aberdeen, AB15 7UT

**ledingham  
chalmers**  
estate agency

SEAFIELD CRESCENT



Lounge



Sitting Room



Kitchen

## Fantastically proportioned, four bedroom family home with garden and garage

- Highly sought after location
- Fantastic proportions throughout
- Three Public rooms
- Fully fitted Kitchen with Garden access
- Four Bedrooms, one on the ground floor
- Gorgeous Garden with Garage



Four beds.



One bathroom.



Three public rooms.

**Situated in a highly desirable area, we are delighted to offer for sale this four bedroom detached granite dwellinghouse. The property could benefit from a degree of modernisation and upgrading, but would make an excellent family home.**

Of traditional character and individual style, this fabulous granite property boasts well proportioned accommodation throughout, gorgeous garden grounds, off street parking and a single garage. Located in a fantastic, sought after location this is the most perfect family home for any discerning buyer. Due to the property requiring a degree of modernisation this is a brilliant opportunity for those looking to put their own stamp on a property.

The home is firstly entered via vestibule offering a further level of privacy. This then leads into the spacious and welcoming main hallway which in turn provides access to the ground floor accommodation and stairwell to the upper level.

The striking lounge is located to the front of the property, this is a sizeable room with two storage alcoves and is flooded with natural light through the large front facing bay window.

The family room also enjoys a front aspect, mirrors the same proportions as the lounge and also benefits from a large bay window. Plentiful space is afforded in both rooms for a variety of free standing furniture.

The kitchen is located to the rear of the property and has been fitted with a wide range of base and wall units, complimenting work tops and tiled splash back. The cooker, dishwasher and fridge will all be included within the sale.

The useful utility room is located just off of the kitchen and provides space for under counter appliances. The tumble dryer, washing machine and freezer will also be included in the sale.



Dining Room



Bedroom



Shower Room



Bedroom

Leading from the utility room is a door to the rear garden and access is also provided to the conveniently located dining room.

The dining room is of good proportions and boasts a dual aspect to which you can enjoy pleasant garden views, this is the perfect spot to relax and entertain alike.

The first double bedroom is located on the ground floor and enjoys a quiet rear aspect.

Completing the ground floor accommodation is the shower room comprising fully enclosed shower which has been fully aqua panelled, wc, wash hand basin vanity and a heated towel rail for convenience.

Upstairs there are a further two double bedrooms one of these featuring a built in sink vanity unit. Both bedrooms are of good proportion and feature built in wardrobes.

The fourth bedroom is a versatile space that could be utilised as a single bedroom or study.

As this property is located on an enviable corner plot, sure to impress viewers is the gorgeous garden grounds. To the front of the property, the garden is beautifully landscaped with colourful shrubs, trees and hedges in the borders. There is a driveway to the rear of the property leading to the garage via gate. The rear garden is mostly laid in lawn and a patio, this is the perfect place to enjoy dining al fresco and to sit and enjoy the summer months. There is a single garage at the rear and a summer house and shed which will remain.

## Accommodation

|                 |                |               |
|-----------------|----------------|---------------|
| Lounge          | 14'7" x 13'2"  | 4.45m x 4.01m |
| Sitting Room    | 12'4" x 13'2"  | 3.76m x 4.01m |
| Dining Room     | 13'7" x 9'9"   | 4.14m x 2.97m |
| Kitchen         | 8'8" x 10'11"  | 2.64m x 3.33m |
| Utility Room    | 5'10" x 7'4"   | 1.78m x 2.24m |
| Shower Room     | 6'8" x 7'2"    | 2.03m x 2.18m |
| Bedroom         | 12'4" x 10'11" | 3.76m x 3.33m |
| Bedroom         | 11'1" x 12'4"  | 3.38m x 3.76m |
| Bedroom         | 7'8" x 13'1"   | 2.34m x 3.99m |
| Bedroom / Study | 10'2" x 7'0"   | 3.1m x 2.13m  |



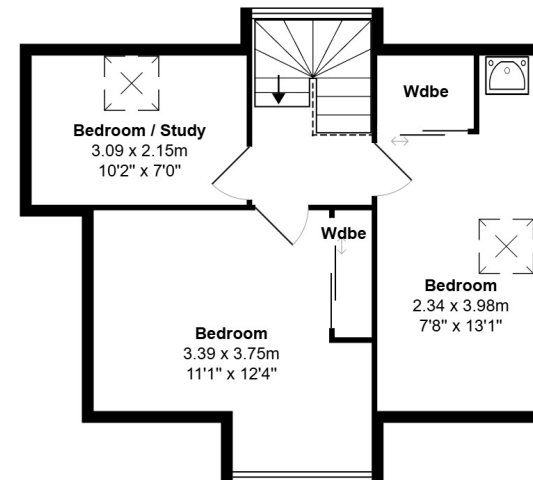
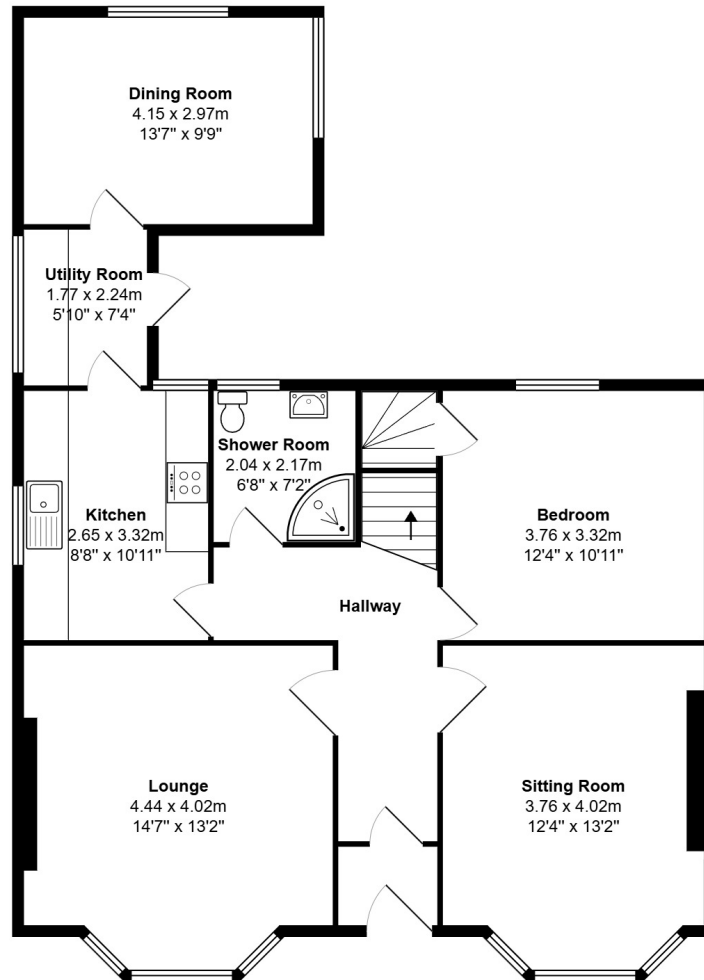
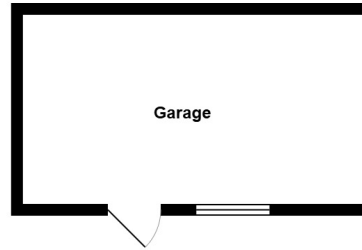
Garden



Garage

# Floorplan

45 Seafield Crescent



## Directions

Travelling from Union Street proceed onto Holburn Street and take a first right onto Union Grove. Continue along Union Grove onto Cromwell Road and then onto Seafield Road. Seafield Crescent is situated on the right hand

## Location

Seafield Crescent is situated to the west end of Aberdeen, a pleasing residential area and within walking distance is an excellent range of local shops including a Post Office. There is also a library at Airyhall and a Medical Centre. Good public transport facilities are available making many parts of Aberdeen easily accessible and within a short distance is the delightful Johnstone Gardens. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south of the city.

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 arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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