



**13 Grove Crescent,**  
Aberdeen, AB16 5DU

**ledingham  
chalmers**  
estate agency





Lounge / Dining Room





Lounge / Dining Room



Kitchen

## Three bedroom semi-detached dwellinghouse

- Fantastic location close to ARI and City Centre
- Bright and airy Lounge / Dining Room on open plan
- Well equipped Kitchen with appliances included
- Two large double Bedrooms and Box Room
- Generous Gardens to front and rear
- Detached large Garage



**Three** beds.



**One** bathroom.



**Two** public rooms.

**We are delighted to offer for sale this attractive, semi-detached, three bedroom family home, situated in Grove Crescent, a quiet street off Ashgrove Road West, within walking distance of Aberdeen Royal Infirmary.**

The property has an enviable position within the street, situated within a sizeable plot with the current owners taking full advantage of the space, adding a garage and off street parking at the rear. In addition the property has been well maintained both internally and externally.

The welcoming and inviting hallway gives access into the property and a carpeted staircase provides access to the upper floor accommodation. There is an understair cupboard providing excellent storage which also houses the boiler.

Enjoying a front facing aspect, the lounge / dining room is on open plan and is the ideal spot to relax and unwind while taking in the garden views. Windows at either side flood the room with natural light and there is a lovely fireplace which gives a cosy feel to the room.

The kitchen has been fitted with a range of quality base and wall units incorporating drawer units, co-ordinating worktops and a sink with drainer and mixer tap. There are a range of appliances in the kitchen, all of which will remain. A window above the sink overlooks the garden and a door provides access out to the rear.



Bedroom



Bedroom





Bedroom



Bathroom

A carpeted staircase provides access to the upper floor and internal hallway which takes you to the remaining accommodation and to the loft space above which is partially floored with light and a ladder for access.

Bedroom one enjoys a pleasant outlook over the rear garden. This generous double bedroom has built-in wardrobes and a storage cupboard which provides great storage facilities.

Bedroom two is a good sized second bedroom with neutral décor and carpeting and enjoys a front facing aspect across the street. Again, this bedroom boasts built-in wardrobes and a fitted vanity unit.

The third bedroom is the smallest bedroom, located to the side of the property and an ideal children's bedroom or home office for those hybrid working.

The shower room is fitted with a wash hand basin, WC and a corner walk-in shower unit. There is a heated towel rail and the room is finished with tiled walls and floor.

There is a good sized front garden which is laid in lawn with mature shrubs and plants in the borders providing a pop of colour. A pathway takes you to the front of the property and to the rear is a charming garden stocked with plant and shrub borders, surrounding an area of lawn and small patio. To the rear of the property is a large detached garage which is equipped with power, light and water. There is parking directly on front of the garage, allowing off street parking for one or two cars.

Early viewing is highly encouraged to appreciate the fantastic location on offer.



Accommodation

Hallway	7'3" x 18'1"	2.21m x 5.51m
Lounge	11'6" x 15'9"	3.51m x 4.8m
Dining Area	12'9" x 14'1"	3.89m x 4.29m
Kitchen	8'5" x 11'9"	2.57m x 3.58m
Bedroom	11'7" x 11'11"	3.53m x 3.63m
Bedroom	11'7" x 11'7"	3.53m x 3.53m
Bedroom	8'5" x 9'2"	2.57m x 2.79m
Landing	8'5" x 8'5"	2.57m x 2.57m
Shower Room	8'5" x 8'4"	2.57m x 2.54m

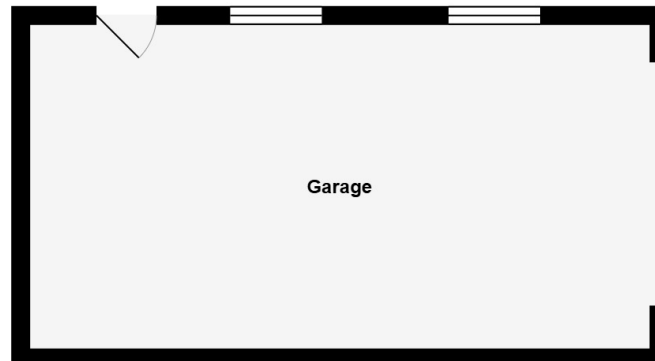
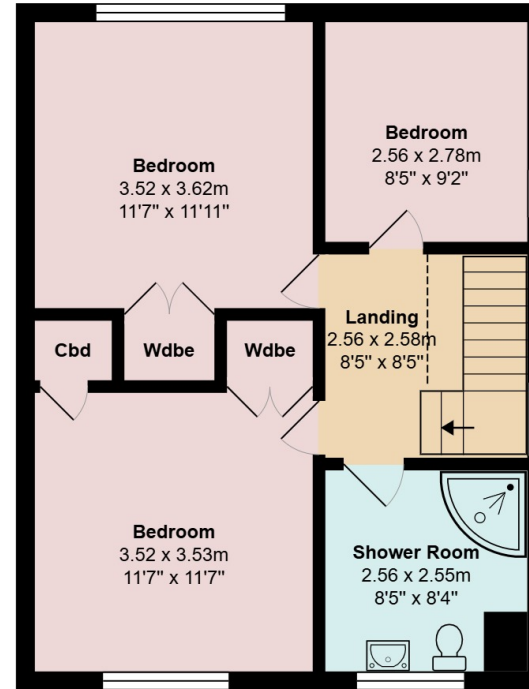
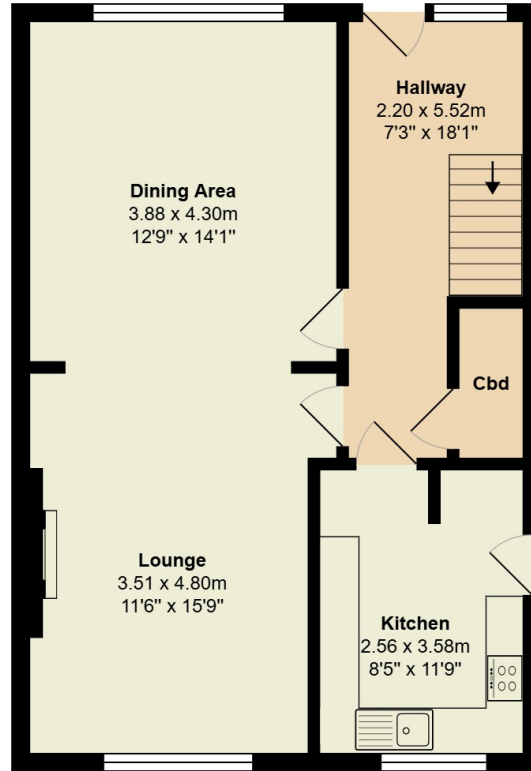


Rear Garden



Garage

## Floorplan



## Directions

Travelling from Aberdeen city centre proceed onto Alford Place turning right onto Rubislaw Place, at the junction take a left which takes you onto Albert Street and thereafter onto Craigie Loanings. Continue straight over the traffic lights at Rosemount Place onto Argyll Place and then straight over the next set of traffic lights onto Westburn Drive. At the next set of traffic lights turn left onto Ashgrove Road West; Grove Crescent is situated on the left hand side.

## Location

Grove Crescent enjoys a quiet location perfectly positioned for Aberdeen Royal Hospital complex, Cornhill Hospital, Mile End Primary School and Aberdeen Grammar School and is well placed for public transport facilities. There are a range of recreational facilities available in nearby Victoria and Westburn Parks, and a choice of shops including an Aldi outlet at Cornhill, a wider selection of shops in the vicinity and cafes within Rosemount, a Sainsbury's late hours supermarket and other shopping outlets at Berryden, and a vast array of other amenities which are easily accessible within the city centre.

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

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)