



32 Woodburn Crescent
Aberdeen AB15 8JX

**ledingham
chalmers**
estate agency



Exterior



Lounge



Kitchen

Spacious and versatile three bedroom detached bungalow in a popular residential location

- Established residential location close to Hazlehead Park
- Exceptionally spacious lounge with garden access
- Bright and versatile conservatory
- Three well proportioned bedrooms
- Substantial adjoining store with excellent storage
- Gated driveway and mature garden grounds



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this spacious three bedroom detached bungalow, situated within a highly sought after West End neighbourhood, opposite the popular Hazlehead Park.

Although requiring modernisation throughout, the property offers well proportioned and versatile accommodation across a single level, presenting excellent potential for a wide range of buyers looking to put their own stamp on their next home. The accommodation comprises three bedrooms, a generous lounge, kitchen/dining room, conservatory and bathroom, together with a substantial adjoining store.

Upon entering the property, the partially glazed porch provides a useful entrance space before leading into the welcoming central hallway. The hallway provides access to the majority of the accommodation and benefits from a useful built-in storage cupboard.

The lounge is an impressive room and undoubtedly one of the standout features of the home. Extending to approximately 23 feet in length, this exceptionally generous space offers ample room for a variety of furniture arrangements and provides excellent flexibility for both everyday family living and entertaining. The room enjoys dual aspect views over the front and rear of the property, with sliding glazed doors providing direct access to the garden and patio.

With peaceful garden views, the modern kitchen is fitted with a range of high gloss wall and base units with stone work surfaces and matching splashback. A host of integrated appliances includes a hob, oven, combi oven, extractor fan and fridge/freezer along with a washing machine. A door from the kitchen leads directly into the conservatory.



Conservatory



Bedroom / Family Room



Bedroom

The conservatory is a particularly useful addition to the accommodation and provides a bright and versatile space from which to enjoy the garden views. There is a glazed door giving access to the rear garden.

Adjacent to the kitchen, the Bedroom/family room is a versatile space which would comfortably serve a variety of purposes. The room would make an excellent family room, home office, hobby room or additional bedroom. The room is enhanced by glazed doors opening out to the patio area.

Two additional double bedrooms are located to the front and side of the property, both boasting extensive built-in storage. The front aspect bedroom was previously used as a home office and is fitted with built-in office furniture including a desk, cupboards and shelving.

The bathroom is conveniently positioned off the hallway and comprises a bath, separate shower enclosure, WC and wash hand basin. A range of wall mounted cupboards provides an excellent level of storage.



Bedroom

Outside, the property is set within mature and well-established garden grounds, which wrap around the property to one side. The front garden features a mixture of mature plantings, hedging and trees with a slabbed path leading to the rear garden. A gated driveway provides off street parking for one car. At the bottom of the driveway is a substantial store, offering an impressive amount of additional storage for garden equipment, bicycles and other outdoor items. There is a second door from the store leading to the rear garden. The rear garden is a peaceful and secluded oasis to relax and unwind. Areas of lawn are bordered by mature planting with mature trees enhancing the feeling of privacy. A large patio by the lounge is the ideal spot for garden furniture, while a log cabin in the far right corner provides a sheltered seating area.

Accommodation

Lounge	23'11" x 18'5"	7.29m x 5.61m
Family room / Bedroom	10'2" x 10'10"	3.1m x 3.3m
Kitchen Diner	8'7" x 11'1"	2.62m x 3.38m
Conservatory	8'3" x 16'9"	2.52m x 5.11m
Bedroom	10'9" x 15'0"	3.28m x 4.57m
Bedroom	9'5" x 11'8"	2.87m x 3.56m
Porch	7'4" x 10'10"	2.24m x 3.3m
Store	7'7" x 18'5"	2.31m x 5.61m



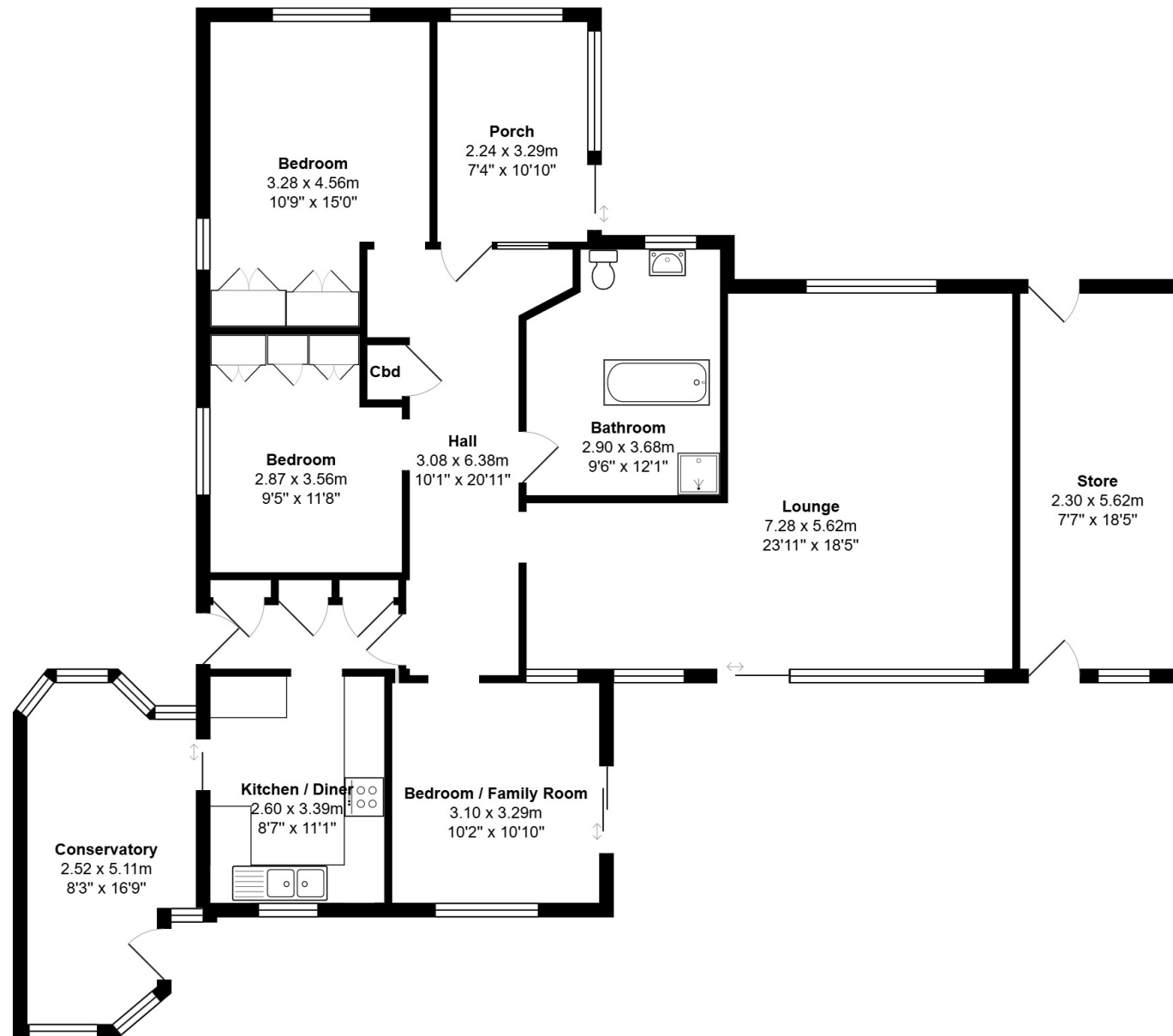
Bathroom



Rear Garden

Floorplan

32 Woodburn Crescent



Directions

Travel west on Union Street, proceeding onto Albyn Place, and Queen's Road. Travel for some distance, crossing the roundabout at Anderson Drive, and travel through the traffic lights at Hillhead of Rubislaw. At the following set of traffic lights turn left onto Springfield Road, then second right onto Woodburn Gardens. At the junction continue straight onto Woodburn Crescent where number 32 is identifiable on the right hand side of the road.

Location

Woodburn Crescent lies to the west of the city centre and is a well established and popular residential area. Hazlehead Park with its children's play park, zoo and café is only some 5 minutes' walk from the property and many woodland walks are on the doorstep. The subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the city centre is only 5 minutes' drive from the property and the subjects also enjoy easy access to Prime Four at Kingswells and Westhill. The hospital complex is only a short distance from the property. Regular public transport is readily available to many parts of the city and reputable nursery, primary and secondary schools are within walking distance.

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.