

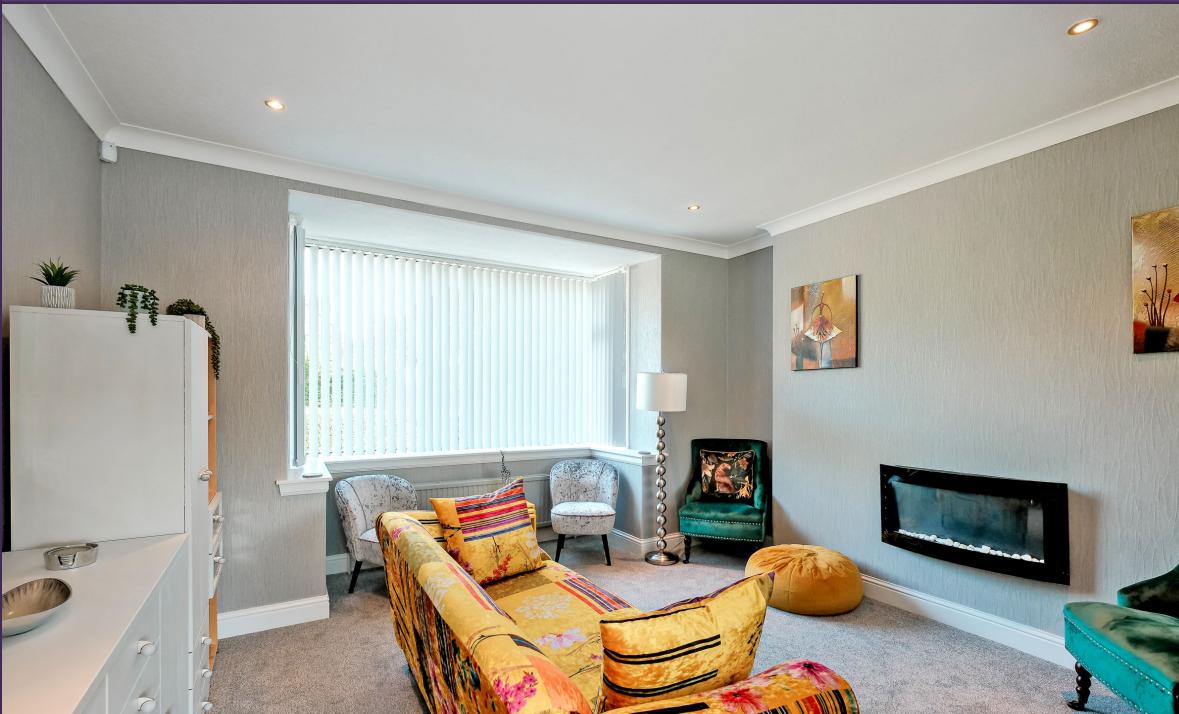


6 Oakhill Crescent,
Aberdeen, AB15 5HY

ledingham
chalmers
estate agency



Lounge/Family room/Kitchen



Lounge



Family room

Deceptively spacious four bedroom home with annex

- Spacious accommodation over two levels
- Recent upgrades include a modern kitchen and wet room
- Versatile living accommodation
- Fully enclosed south aspect garden
- Peaceful setting on a secluded West End street
- Ample off street parking available



Four beds.



Three bathrooms.



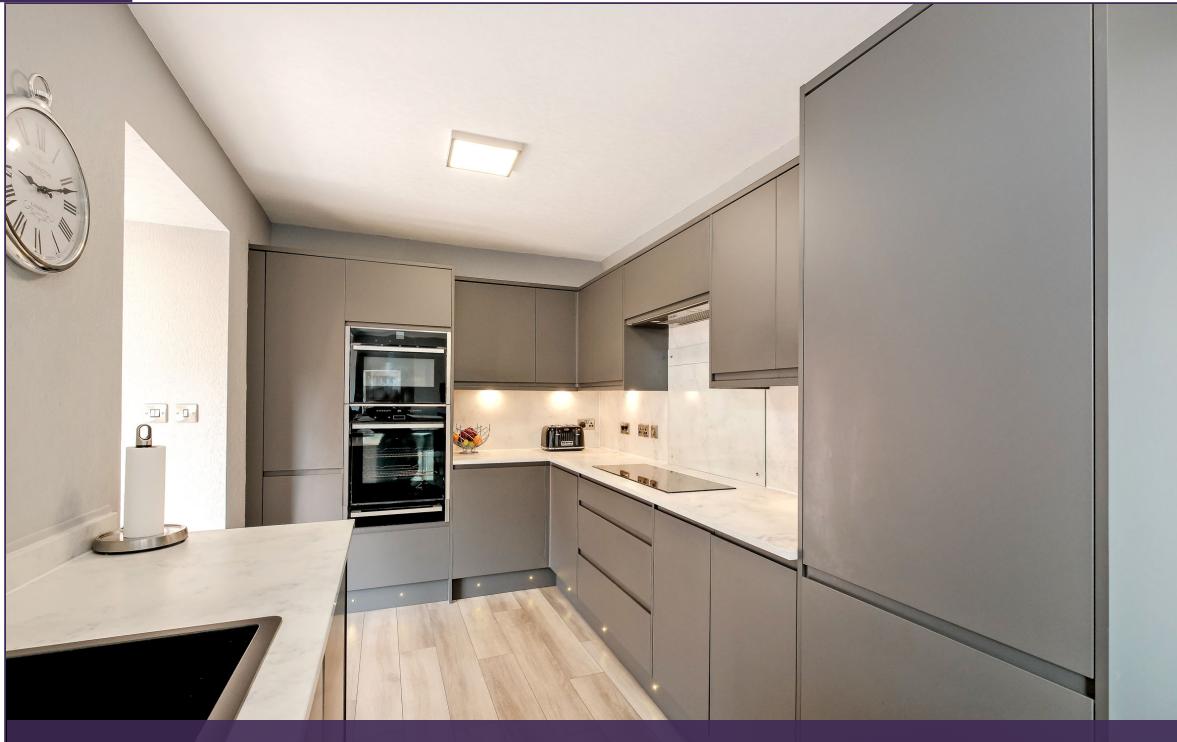
Three public rooms.

Situated on a quiet residential street, in the heart of Aberdeen's prestigious West End, we are delighted to offer for sale this deceptively spacious family home with fully enclosed rear garden, annex and off street parking.

The property has been well maintained by the current owners and has over the last few years been upgraded to a high standard, with works including a new kitchen, flooring, repainting, wet room upgrade and new boiler which was installed this year. The quality of finish is sure to impress any buyer and certainly does create a lovely home which can be moved into with ease.

Upon entry, the vestibule leads seamlessly to the main internal hallway which gives access to most of the property's spacious ground floor accommodation. New flooring, crisp white doors and painted walls sets the tone for the tasteful decor which can be found throughout.

Viewers will undoubtedly be impressed by the open plan kitchen /dining / lounge, which is certainly the heart of this fine home. The room has been cleverly designed, with entertaining at the forefront, while intentional furniture placement gives each section its own focus. This is enhanced further by the lounge being fitted with carpeting and the higher traffic areas featuring quality wood effect flooring. The lounge is a lovely spot to relax and unwind, with a large box bay overlooking the front of the property. An electric wall mounted fire creates a modern focal point. The dining/family area has a large window, which frames the garden views perfectly. There is ample space for a sizeable table and chairs, along with additional seating. Like the lounge there is also an electric fire. The kitchen was installed two years ago to a high standard and features dark grey handleless wall, tall and base units, with modern marble effect work surfaces and splash backs, with the work surface extended to create a breakfast bar with storage below.



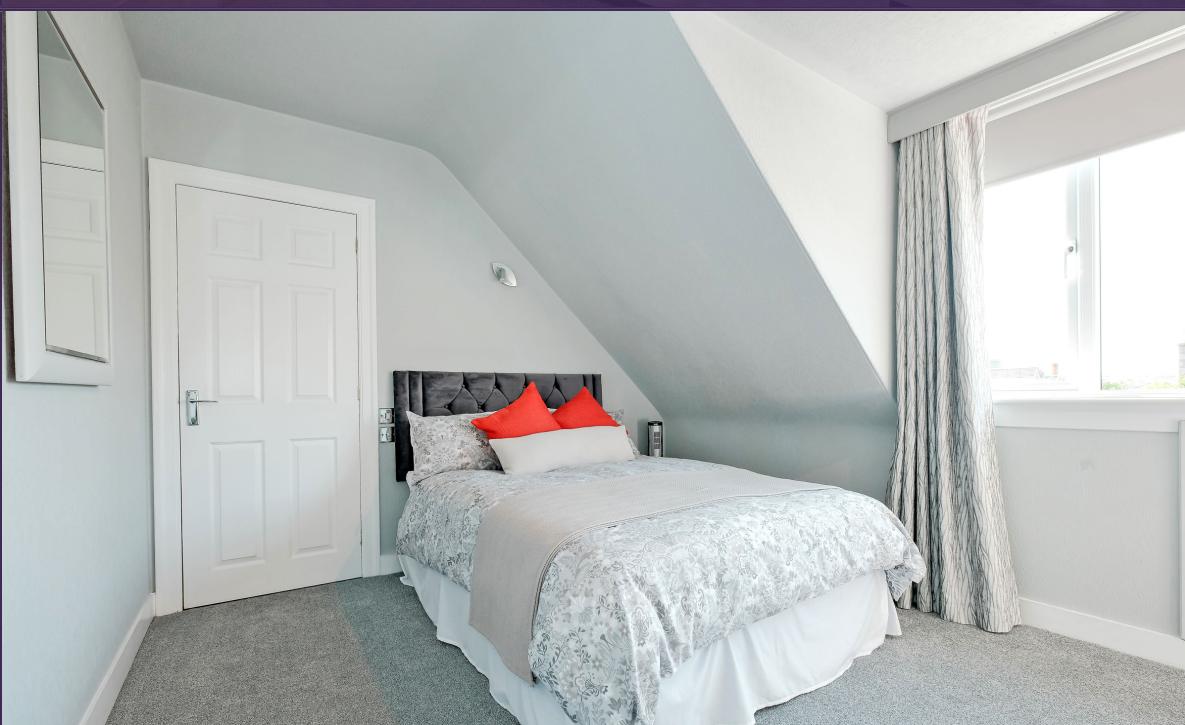
Kitchen



Conservatory



Principle bedroom



Bedroom

Quality finishes include a hot water tap, composite sink, induction hob, oven with slide and hide door, larder, corner pull out shelving, warming drawer, plinth lighting, under unit lighting and concealed extractor hood. There is also a dishwasher, fridge freezer and microwave. An opening with two steps, leads into the conservatory which is the ideal spot to relax and unwind, with double doors giving direct garden access.

At the end of the ground floor hallway is the annex, which features its own private access to the front but can also be accessed from the main property. The annex has been fitted with accessibility in mind, with a wider entrance door and features a skylight, kitchenette with water and heating. This is a versatile space which would easily allow for multigenerational living or would be a great asset for those who operate a business from home. The ground floor accommodation is completed by the study/bedroom with garden views, sitting room/bedroom with its peaceful front aspect, utility room with modern boiler, wet room with WC and shower and two useful under stair cupboards which are fitted with light and power.

Upstairs, there are two double bedrooms which both benefit from built-in storage cupboards. The bedroom to the rear has enviable views towards the sea, while the front aspect bedroom features an ensuite wet room with shower, WC and hand wash basin. The accommodation is completed by the family bathroom comprising bath with overhead shower, WC and sink.

Outside, the fully enclosed rear garden boasts a desirable South aspect, with mature hedging and planting enhancing the feeling of privacy and seclusion. An area of decking by the conservatory is perfect for alfresco dining with an electric awning allowing for it to be used all year round. To the front of the property there is a large tarmac driveway providing ample off street parking and features a dwarf granite wall with neat hedging. A second driveway is found by the annex.

Accommodation

Lounge	13'7" x 10'10"	4.14m x 3.3m
Dining / Family Area	13'5" x 13'7"	4.09m x 4.14m
Kitchen	17'5" x 7'7"	5.31m x 2.31m
Conservatory	9'10" x 9'10"	3m x 3m
Bedroom/ Study	7'10" x 8'2"	2.39m x 2.49m
Annex	12'11" x 16'11"	3.94m x 5.16m
Sitting Room/Bedroom	11'2" x 9'9"	3.4m x 2.97m
Principle Bedroom	15'1" x 10'10"	4.6m x 3.3m
Bedroom	13'4" x 10'0"	4.07m x 3.05m



Annex



Rear Garden

Floorplan

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6 Oakhill Grange.jpg

Directions

From the west end of Union Street continue onto Alford Place and Albyn Place; travel straight ahead at the Queen's Cross roundabout onto Queen's Road and turn right at the next roundabout on to Forest Road. Continue to the T-junction with King's Gate, turn left and then first right into Oakhill Road. Take the first left into Oakhill Crescent and No 6 is the last house on the left hand side.

Location

Oakhill Crescent lies to the north west of the city in a quiet and sought after location with good public transport facilities on both Midstocket Road and Kings Gate. The location is also extremely convenient for a range of local amenities and offices in the west end of the city with clubs, pubs, restaurants and leisure facilities within relatively easy walking distance. Schools serving the area are Mile End Primary and Aberdeen Grammar School, both with excellent reputations. The property is ideally placed for the Aberdeen Royal Infirmary complex at Foresterhill and the main Aberdeen ring road which provides easy commuting to both northern and southern areas of the city.

Arrange a viewing

Viewing By appointment telephone 07790859121 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.