



**22 Hazlewood Wynd,**  
Aberdeen, AB15 8UU

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen Diner

## Three bedroom detached family home

- Open plan kitchen/diner, ideal for modern life
- Bi-fold doors providing access to rear garden and patio
- High-quality appliances in the kitchen are included
- Principle bedroom boasts walk-in wardrobe and ensuite
- EV Charger is provided
- West facing rear garden has a private outlook



Kitchen Diner



Three beds.



Three bathrooms.



One public room.

**One of Dandara's finest and most unique three-bedroom detached homes the superb Rowan home offers an exceptionally spacious level of accommodation.**

You can instantly see how this home appeals to both downsizers and families alike.

On entering the property there is a real sense of space and light. The generous lounge is situated to the front of the home, double doors lead through to the spacious open plan dining-kitchen, which can also be accessed from the hall, and bi-fold doors provide access to the enclosed rear garden and patio.

Your choice of kitchen worktops and units are available from a range\* and high-quality appliances in the kitchen are included. There's a utility room situated off the kitchen where you can also access the garden and a downstairs wc is located in the hallway. The very spacious third bedroom is also located on the ground floor and features its own ensuite.

Upstairs the main bedroom is truly spectacular, running from front to back of the home, featuring a walk in dressing area and ensuite. Completing the accommodation is a further generous double bedroom and a stylish bathroom with white 3 piece suite and chrome towel rail.

Outside there is parking for 2 cars on the driveway. The front garden is turfed and landscaped, the enclosed west facing rear garden, has a private outlook, is seeded and has a patio area ideal for entertaining and relaxing.



Utility Room



Bedroom





Principal bedroom



Walk-in Wardrobe

Photovoltaic panels are fitted to the home and an EV Charger is also provided.

The property comes with a full 10-year NHBC warranty and 2-year builders warranty.

There is an opportunity to choose kitchen from a pre-selected range and incentives are available, please talk to sales advisor about this.

Every detail has been designed to deliver comfort, quality and style, in this extremely energy efficient home. Incentives are available and can be discussed directly with the developer, this home is currently under construction and there is an opportunity to personalise the property.

Please note photographs are of a Rowan show home not the home for sale and are for illustration only.

\*subject to build stage



Accommodation

Lounge	17'8" x 11'2"	5.39m x 3.4m
Kitchen/Diner	24'7" x 9'7"	7.49m x 2.92m
Utility room	6'8" x 5'2"	2.03m x 1.58m
Bedroom 3	11'5" x 10'9"	3.48m x 3.28m
Ensuite	9'0" x 3'7"	2.74m x 1.09m
WC	6'2" x 4'8"	1.88m x 1.42m
Bedroom 1	20'0" x 11'6"	6.1m x 3.51m
Ensuite	7'5" x 6'6"	2.26m x 1.98m
Bedroom 2	16'7" x 10'9"	5.06m x 3.28m
Bathroom	7'5" x 6'6"	2.26m x 1.98m
Dressing room	7'0" x 6'6"	2.13m x 1.98m



Ensuite

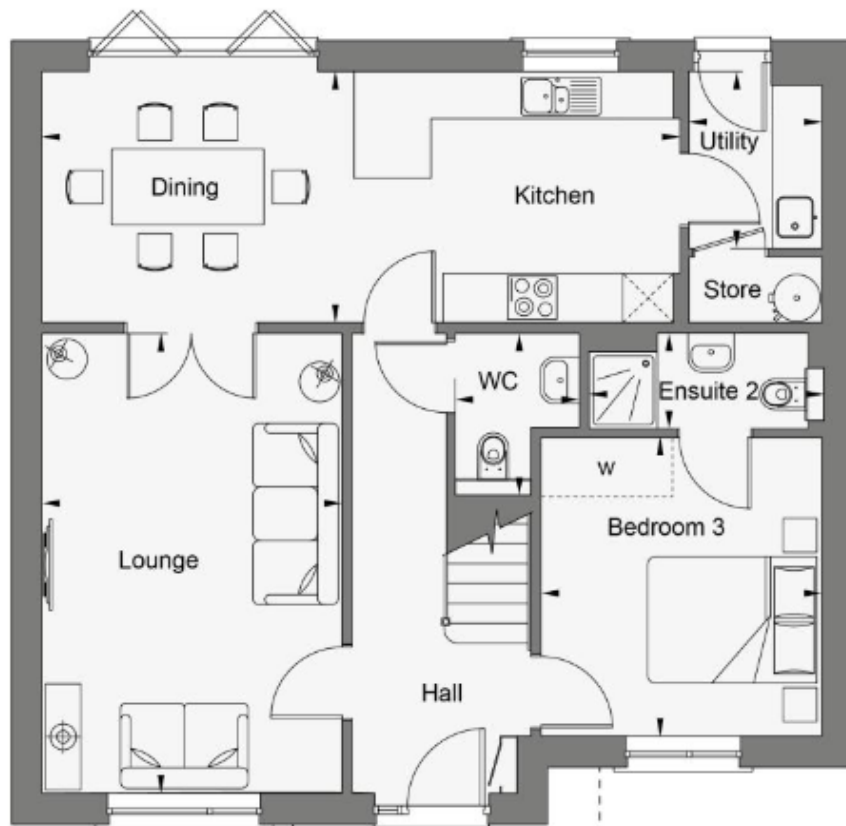


Bedroom

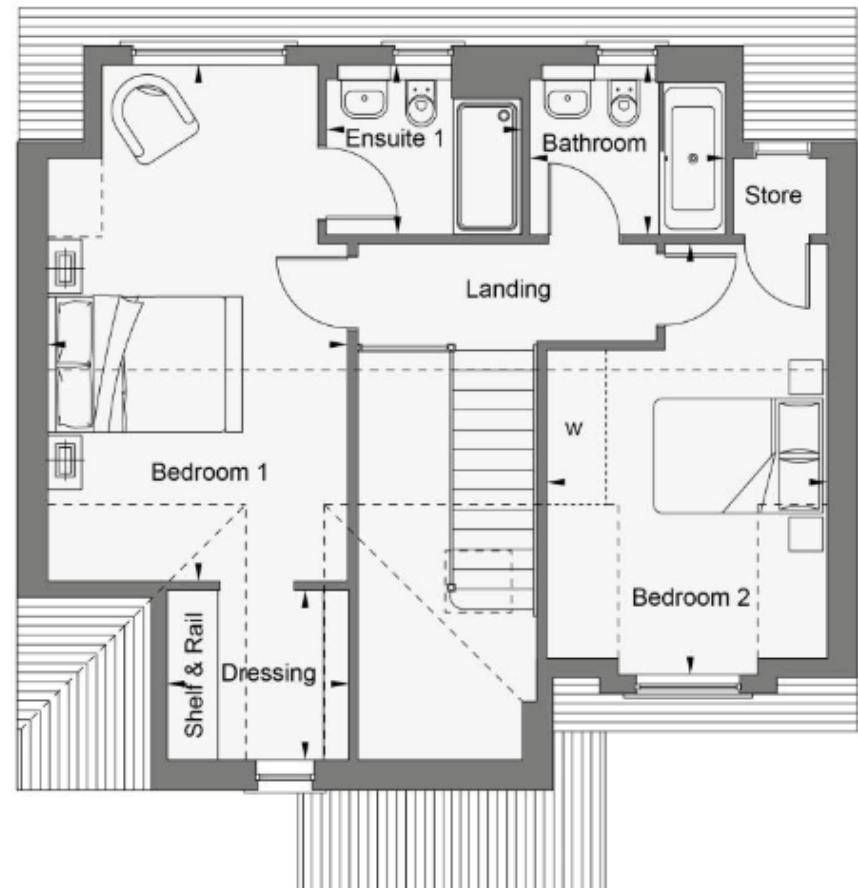


# Floorplans

Rowan Ground Floor



Rowan First Floor





## Directions

From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road, at the roundabout turn right in to the main Dandara development on Countesswells Avenue, turn left onto Hazlewood Wynd where you will see Dandara's sales and marketing suite.

## Location

Hazelwood is perfectly situated in the West End of Aberdeen. There are good public transport links with both Aberdeen centre close by and a short drive takes you to the Aberdeen ring road offering easy commuting both north and south of the city. A short walk takes you to Hazlehead Park, with facilities including golf course, coffee shop and much-loved play park. There are good education facilities and a range of local shops, including Aldi Supermarket, Coop, pet shop and coffee shop all very close by. Airyhall Library and health centre are also right on your doorstep.

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 appointment telephone 01224 310178 or 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)