



24 Coldstone Avenue,
Kingswells, Aberdeen, AB15 8TT

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Kitchen

**Spacious well maintained family home
enjoying a peaceful cul-de-sac setting in the
heart of kingswells.**

- Five bedroom detached family home
- Bright lounge with dining room and garden access
- Modern kitchen set on open plan with the dining room
- Principal bedroom with dressing area and ensuite
- Large lock block driveway
- Private enclosed rear garden



Five beds.



Two bathrooms.



Three public rooms.

Situated within a quiet cul-de-sac in the ever popular suburb of Kingswells, we are delighted to offer for sale this spacious four bedroom detached family home.

Enjoying generous room proportions throughout, the property provides excellent family accommodation complemented by well-maintained gardens, a double garage and a highly convenient location close to local amenities, schooling and transport links.

Upon entering, a welcoming reception hallway provides access to the majority of the ground floor accommodation and immediately creates a sense of the space on offer. The bright and airy lounge is a particularly impressive room, enjoying a dual aspect with windows to the front and patio doors to the rear, allowing natural light to flood the space throughout the day. A feature fireplace creates an attractive focal point, while double doors lead seamlessly into the dining room, making this an ideal layout for both everyday family living and entertaining.

The dining room is generously proportioned and benefits from direct access into the conservatory, which offers direct garden access and is a lovely spot to enjoy the peaceful garden views. The dining room is set on open plan with the kitchen, which is fitted with a comprehensive range of gloss wall and base units, providing excellent storage and worktop space. A peninsular creates a natural divide between the two spaces and space for informal dining. A range of integrated appliances will remain as part of the sale,

A separate utility room offers further storage and laundry facilities, together with direct access to the rear garden.



Dining Room



Conservatory



Bedroom



Dressing Room

The original double garage was converted some time again into an additional bedroom with heating and a built-in wardrobe. The rear part of the garage remains, being used for additional storage space and houses the boiler.

Completing the ground floor accommodation is a convenient cloakroom fitted with a two piece suite.

Ascending the carpeted staircase, the galleried upper landing is filled with natural light from a large window and benefits from excellent built-in storage cupboards. The principal bedroom enjoys a peaceful rear aspect and is enhanced by a dedicated dressing area, extensive fitted wardrobes and an ensuite shower room. Two further double bedrooms provide generous accommodation, both benefiting from fitted storage, while the fourth bedroom is a well proportioned single room that is currently used as a dressing room.

Completing the accommodation, the family bathroom is fitted with a four-piece suite comprising a bath, shower cubical, WC and wash hand basin set within a vanity unit.

Externally, the property is set within well maintained garden grounds within a peaceful cul-de-sac setting. To the front, an extensive lock block driveway provides ample off street parking. The front garden is mainly laid to lawn with established borders, while the fully enclosed rear garden offers a safe and private outdoor space for children and pets. Backing onto mature woodland, the garden enjoys a high degree of privacy and comprises a lawn, paved patio area, raised decking and established planting.

Accommodation

Entrance Hall	10'6" x 10'5"	3.2m x 3.18m
Lounge	12'2" x 21'6"	3.71m x 6.55m
Dining Room	10'6" x 12'10"	3.2m x 3.91m
Kitchen	11'9" x 10'11"	3.58m x 3.33m
Utility Room	8'5" x 5'4"	2.57m x 1.63m
WC	8'5" x 4'9"	2.57m x 1.45m
Bedroom	10'8" x 15'6"	3.25m x 4.73m
Utility Room	8'5" x 15'8"	2.57m x 4.78m
Conservatory	8'6" x 11'3"	2.59m x 3.43m
Bedroom	18'0" x 13'6"	5.49m x 4.12m
Ensuite	8'5" x 5'7"	2.57m x 1.7m
Dressing Room/Bedroom	8'11" x 10'5"	2.72m x 3.18m
Bedroom	14'4" x 10'11"	4.37m x 3.33m
Bedroom	11'10" x 14'2"	3.61m x 4.32m
Bathroom	7'11" x 7'10"	2.41m x 2.39m

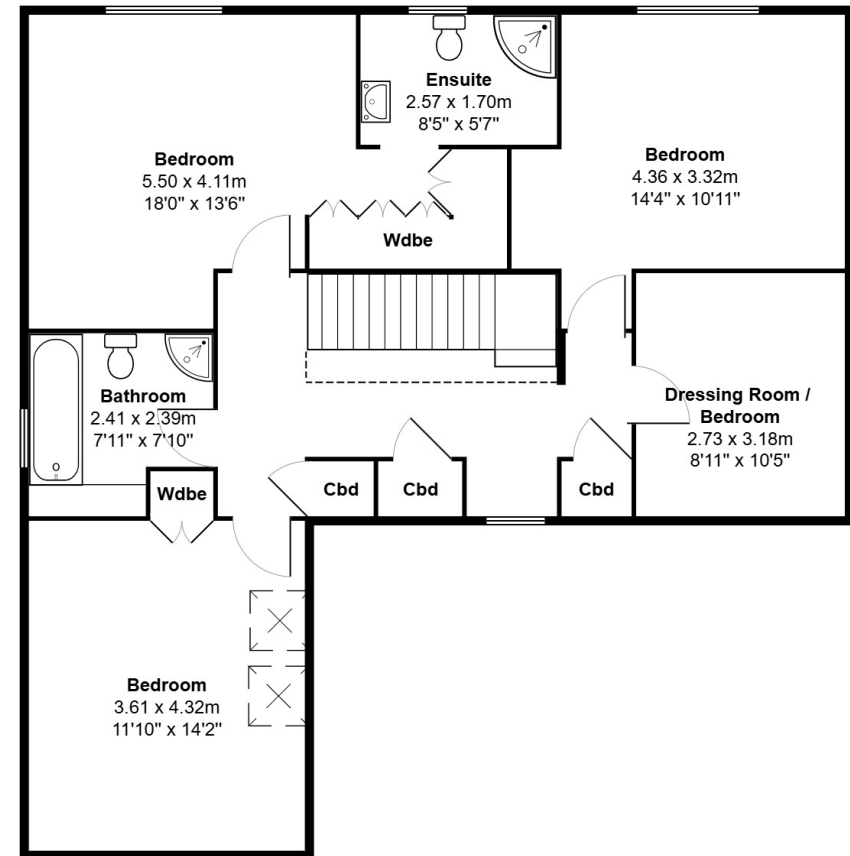
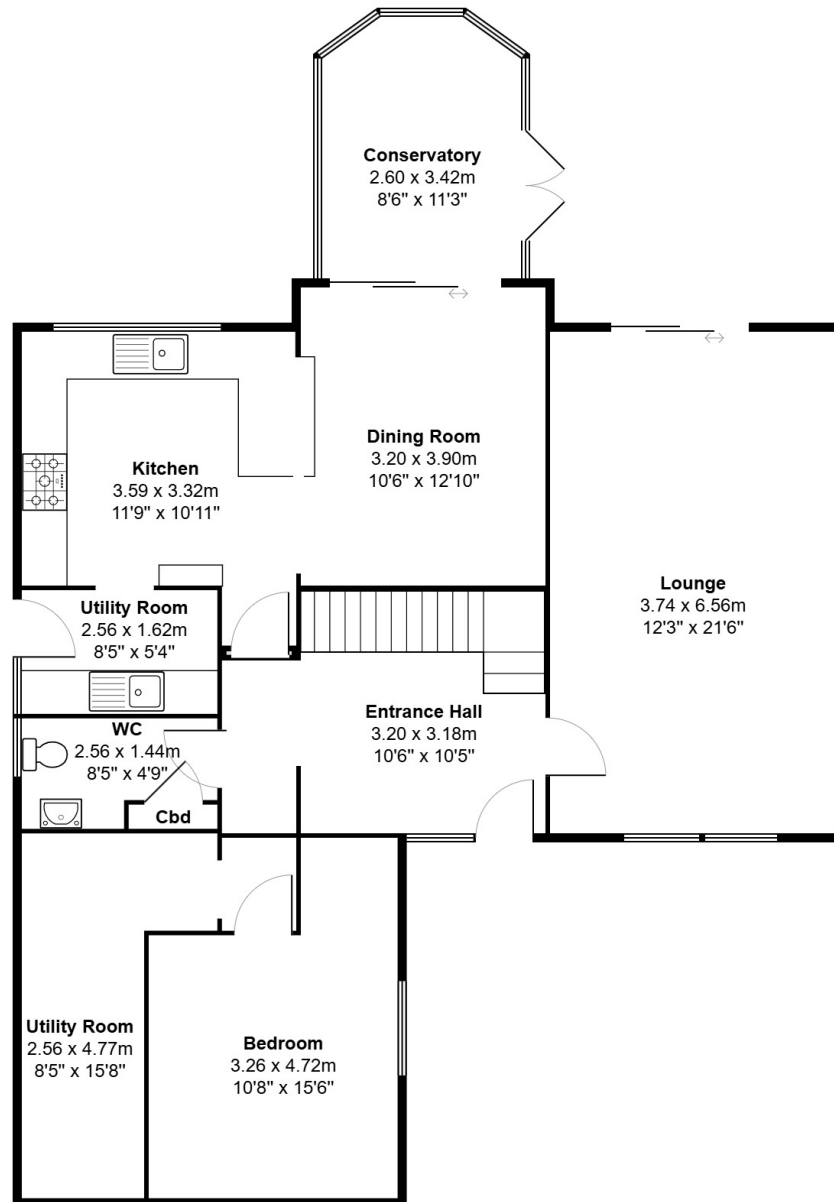


Bedroom



Garden

24 Coldstone Avenue
Floorplan



Directions

Travel west from Aberdeen via Queen's Road and onto the A944. Take the third exit off the Kingswells roundabout, then turn right at the traffic lights onto Kingswood Drive. Turn fourth left into Coldstone Avenue.

Location

Kingswells is a popular established residential area well served by a good range of local amenities. Excellent public transport facilities are available including a Park and Ride facility. Most parts of Aberdeen City are also readily accessible by a variety of arterial routes. With the location also being extremely convenient for the oil related offices at Hill of Rubislaw, the Airport and for the oil related offices at Dyce which are now even more accessible by the AWPR.

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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