



119 McIntosh Crescent,
Dyce, Aberdeen, AB21 7AF

Offers around **£400,000**

**ledingham
chalmers**
estate agency



Lounge



Dining Room

Four bedroom detached executive family home

- Close to a range of local amenities and transport links
- Fabulous layout with stylish decor and floor coverings
- Beautiful Dining Kitchen with integrated appliances
- Fantastic Sun Room with access to enclosed Garden
- Bright and airy Lounge with feature fireplace
- Integral Garage and Gardens to front and rear



Kitchen



Four beds.



Two bathrooms.



Three public rooms.

Situated within a quality residential development, this spacious four bedroom detached executive family home has been subsequently upgraded to provide a layout and design compatible with the modern lifestyle.

This fantastic family home enjoys a standard of finish which can only be appreciated by viewing and amongst its added features the property enjoys the benefits of hive heating, double glazing and a beautifully appointed upgraded high gloss white finish kitchen with matching island unit incorporating a raised breakfast bar with numerous integrated appliances and Porcelanosa floor tiles.

This undoubtedly represents a rare opportunity for the discerning buyer to acquire what must undoubtedly be one of finest family homes of its type currently available in Dyce and one which affords the opportunity to move in with the minimum of inconvenience.

Upon entering the property, you are immediately welcomed into the vestibule with hardwood exterior door, Amtico flooring, double cloak cupboard with shelf and hanging space and glazed panel door opening to hallway. The hallway is a lovely open space which provides access to all internal accommodation. A conveniently placed cloakroom toilet is located off the hallway and is fitted with a WC, wash hand basin, Amtico flooring and downlighters.

The beautiful lounge is nicely proportioned and is a bright space with a bay window capitalising upon the sunny aspect and creating a lovely pleasant airy living environment with a focal point being the marble fireplace and hearth with fitted gas fire.



Sun Room



Utility Room



Bedroom 1

Double doors provide access to the dining room which is on open plan with the kitchen / sun room and is sure to be the heart of the home. The dining room, kitchen and sun room are all on open plan with Porcelanosa tiled floor creating a functional living environment in keeping with the modern lifestyle.

The stylish kitchen is fitted with an extensive range of base and wall units with co-ordinating quartz work surfaces with matching L-shaped island unit with lowered ceiling incorporating an integrated extractor above the induction hob. There is a raised breakfast bar at one end, integrated full height fridge and freezer and dishwasher all with matching door panels, combination microwave/oven, adjacent fan assisted oven and warming drawer. The sun lounge is a fantastic addition to the property and double French doors open out to the rear garden.

The utility room is again fitted with base and wall units with high gloss white finish doors, fittings for plumbing a washing machine, stainless steel sink unit with mixer tap, downlighters, Porcelanosa floor tiles and exterior door opening to rear garden with doorway offering direct access to the garage.

The first bedroom is located on the ground floor and enjoys an outlook to the front. The room is a good size, allowing space for a range of bedroom furniture and benefits from a double fitted wardrobe providing both shelf and hanging space.



Hallway

A carpet split level staircase provides access to the upper floor accommodation.

The second double bedroom is a generous double bedroom with sunny aspect and triple wardrobe with shelf, hanging space and three sliding mirror doors providing excellent storage. The room boasts an upgraded en suite shower room which is fitted with a white suite with concealed cistern WC, wash hand basin set into a high gloss finish vanity unit and matching shower tray set into a shower area with aqua panelling and thermostatic shower with rainfall and handheld facilities.

The third double bedroom enjoys a quiet aspect to the rear with triple wardrobe with shelf and hanging space and three sliding doors. The room is decorated in neutral decor with complimenting carpeting and offers a wealth of space for further freestanding furniture.

The fourth double bedroom enjoys a pleasant outlook to the front with two double fitted wardrobes each with shelves and hanging space. Again, decorated in neutral tones with quality carpeting.



Bedroom 2



En Suite



Bedroom 3



Bedroom 4

A study is located on the upper floor and would make an ideal work from home space. The room is laid in quality carpeting and a velux window allows natural light to flood the room.

The family bathroom is fitted with a four piece white suite including WC and wash hand basin, bath with tiled splashbacks and moulded shower cabinet with electric shower and glazed shower doors and screens, ceramic floor tiles, heated towel rail, shaver point.

Externally, the garden to front is laid out in lawn and a tarred driveway provides off street parking area for four cars and leads to the integral garage with up and over door, light, power and work/storage area.

The enclosed rear garden enjoys a lovely pleasant bright sunny aspect and is laid out for easy maintenance with paved patios and an area of lawn. The garden offers a lovely private space to relax and enjoy the sun in the summer months and is a safe space for both children and pets.

Accommodation

Kitchen / Diner	23'0" x 23'0"	7.01m x 7.01m
Utility Room	7'8" x 11'0"	2.34m x 3.35m
Sun Room	11'2" x 13'3"	3.4m x 4.04m
Lounge	14'0" x 18'1"	4.27m x 5.51m
Bedroom / TV Room	11'0" x 11'1"	3.35m x 3.38m
Garage	11'5" x 19'7"	3.48m x 5.97m
Bedroom	13'11" x 11'1"	4.24m x 3.38m
Bedroom	13'2" x 10'11"	4.01m x 3.33m
Bathroom	6'8" x 13'3"	2.03m x 4.04m
Bedroom	10'6" x 14'10"	3.2m x 4.52m
En Suite	7'11" x 7'8"	2.41m x 2.34m

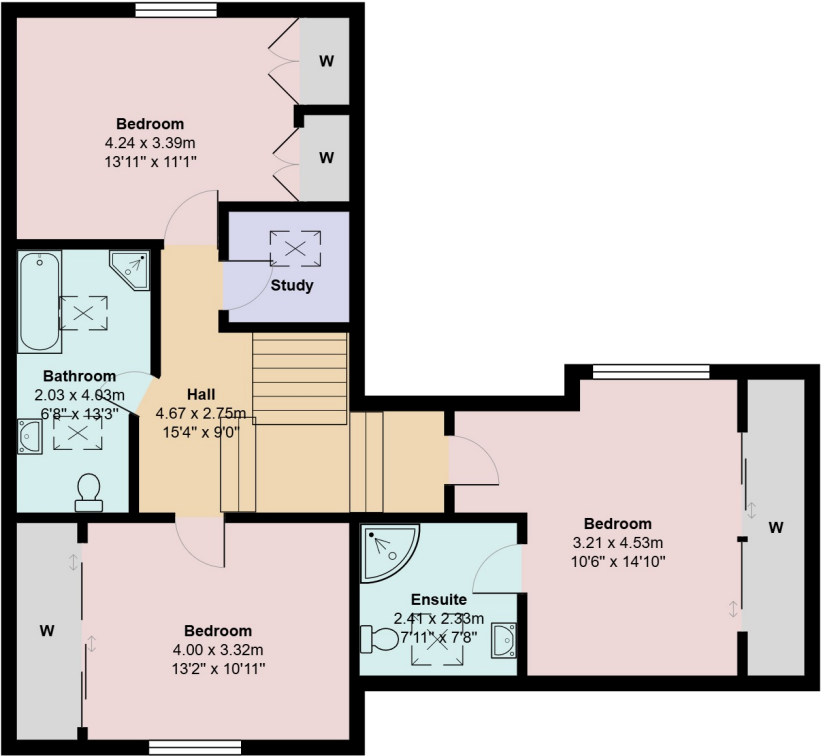


Study



Bathroom

McIntosh Crescent 119
Floorplan





Garden

Directions

Leave the city following Anderson Drive and turn right at the Haudaghan Roundabout, following along Auchmill Road. At the next roundabout take the second exit travelling towards Dyce, continue through Stoneywood following the main road and continue along Victoria Street in Dyce. Pass the pedestrian traffic lights at the shops and continue ahead at the next traffic lights. At the far edge of the village turn left in to McIntosh Crescent.

Location

Dyce is a popular suburb of Aberdeen linked to the City by both good road and rail public transport facilities, to both the north and south of the City. The area is well served by Primary and Secondary Schools, shopping facilities including an Asda Superstore and is extremely convenient for the Airport and the oil related offices at Dyce and Bridge of Don.

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 07979 800152 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

01224 632 500
property@ledinghamchalmers.com

lcea.com

