



**4 Gordon Road**  
Aberdeen AB15 7RL

**ledingham  
chalmers**  
estate agency



Lounge



Dining room



Kitchen

## Deceptively spacious three bedroom semi-detached family home with driveway and mature garden grounds

- Deceptively spacious three bedroom home
- Two versatile public rooms
- Charming lounge with garden views
- Immaculate garden grounds
- Sizeable tarred drive
- Close to many local amenities



Three beds.



One bathroom.



One public room.

**We are delighted to offer for sale this semi-detached three bedroom granite family home, which offers excellent potential to create a charming family home.**

Perfectly situated in the ever popular Mannofield area of the city with its wealth of specialist shops, cafes and restaurants. While Aberdeen's city centre and West End with their extensive range of shopping, business and recreation facilities are just a short drive away. The property is also conveniently located in close proximity to the main hospital complexes, bus links and AWPR route serving the city and beyond.

The exclusive garden to the front with its mature planting and driveway sets the tone for the beautiful rear garden which offers privacy and seclusion in a central yet tranquil location. Combining the generous room proportions and immaculate condition makes this an excellent opportunity for any discerning buyers to put their mark on and create a truly special home to suit their tastes and needs.

Set back from Gordon Road the property is accessed to the front. The welcoming vestibule has a partially glazed door which leads to the light and airy hallway with light blue carpeting. There is a useful under stair cupboard and eaves storage on the half landing by the side facing window.

Viewers will surely be impressed with the two spacious public rooms, located at each side of the property. The lounge has elegant proportions and a superb, picture window which overlooks the garden to the rear. Natural light fills the room with light while the open fire with tiled surround enhances the warm and inviting atmosphere.



Bedroom



Bedroom



Bathroom



Garden Grounds

Ideal for entertaining the second public room benefits from a front aspect box bay window and could be utilised as a formal dining room if desired or a third bedroom to suit any growing family.

The kitchen has a comprehensive range of wooden wall and base mounted units, complimented by a grey work surface. There is a host of free standing and integrated appliances including a gas hob, electric oven, chimney extractor hood, dishwasher and washing machine. A large window above the sink ensures the room is filled with an abundance of natural light. A door leads to the utility area, which houses the fridge freezer, with an external door giving access to the rear and side garden.

The downstairs accommodation is completed by a useful WC located below the stairs.

The upper floor boasts two double bedrooms, with the principle bedroom featuring a sizeable window over looking the front of the property and a large walk-in cupboard.

The accommodation is completed by the family bathroom which comprises bath with overhead shower, wc and wash hand basin.

Outside, the front garden is bordered by a wrought iron fence with double gates leading to a tarmac driveway. The area is mainly laid with stone chippings with mature hedging and planting adding colour and curb appeal. The rear garden is an oasis of mature bushes and thoughtful planting, coverage and contrasting colours which will last throughout the seasons. The garden is mostly laid with lawn. A slabbed patio enjoys a sunny aspect to sit and enjoy alfresco dining. There is an area to the side of the property where a large shed and coal store is located. A wooden gate leads to the front garden.

## Accommodation

Lounge	11'7" x 14'5"	3.53m x 4.4m
Dining room	11'10" x 12'1"	3.61m x 3.68m
Kitchen	7'6" x 10'5"	2.29m x 3.18m
Utility Room	6'4" x 4'6"	1.93m x 1.37m
Bedroom	13'7" x 10'10"	4.14m x 3.3m
Bedroom	9'0" x 9'0"	2.74m x 2.74m
Bathroom	5'11" x 7'6"	1.8m x 2.29m



Garden Grounds

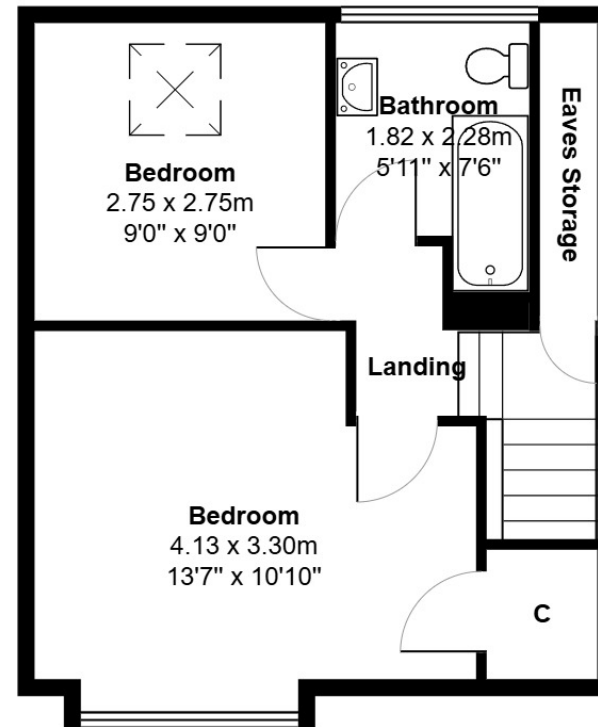
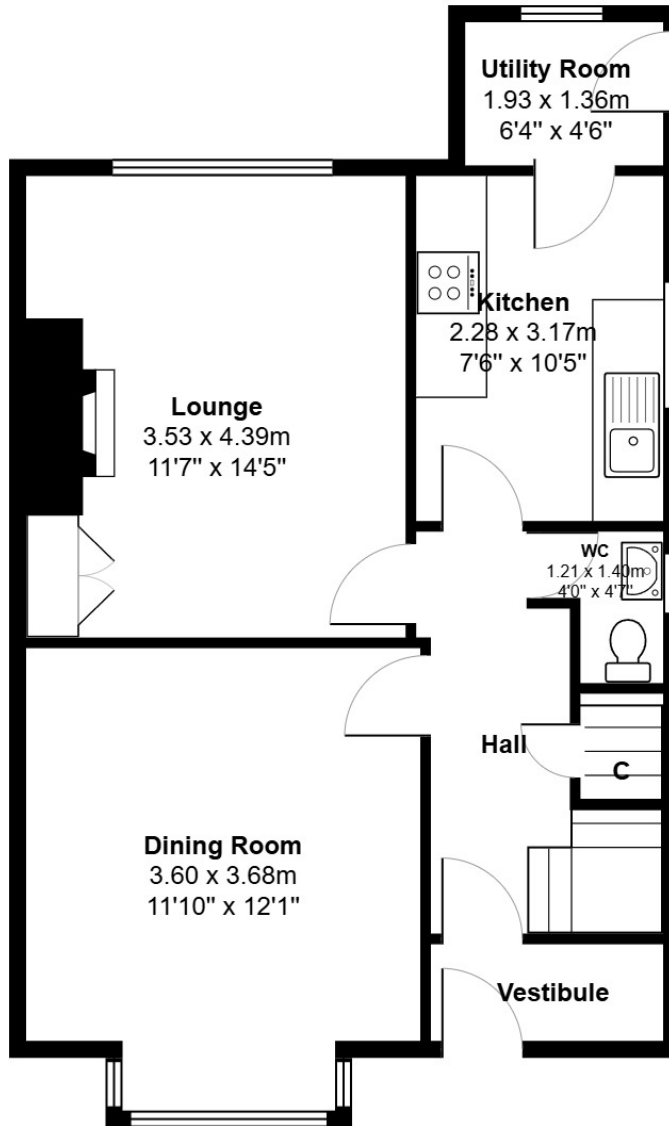


Exterior

FOR ILLUSTRATION PURPOSES ONLY

Floorplan

4 Gordon Road



## Directions

Travelling from Union Street proceed onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue along Great Western Road through the area of Mannofield and turn right onto Craigton Road. Gordon Road is situated on the left, where number 4 is located on the right.

## Location

Gordon Road lies within the Mannofield area of the city with a wide number of shops and amenities available in Mannofield itself and regular public transport is readily available on Great Western Road to the city centre and other parts of the city. Reputable nursery, primary and secondary schools are in the area and the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen Airport and the hospital complex at Foresterhill.

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

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)