



24 Craigiebuckler Drive,
Aberdeen, AB15 8ND

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Well presented three bedroom semi-detached home with sizeable garden and garage

- Fantastic location, within a popular residential street
- Open plan lounge / dining room with dual aspect views
- Stunning decor throughout, with modern bathroom
- Three well proportioned bedrooms
- Envious corner plot with sizeable garden
- Single garage with driveway



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale, this most attractive, move-in ready, three bedroom semi-detached dwelling house located on a popular residential street in the west end of the city.

The property offers spacious family accommodation over two floors featuring generous room proportions, open plan lounge/diner, modern bathroom and sizeable garden, making this a special home for any discerning buyer.

Entry is granted to the front of the property, view the main hallway which in turn gives access to the down stairs accommodation, while boasting a modern WC below the stairs to the upper floor.

The lounge is a bright and welcoming space with large picture window filling the room with an abundance of natural light. Decorated in modern tones, the room is set on open plan with the dining room, creating an excellent entertaining and social space. This open plan space is impressive in its size with dual aspect views being enjoyed from every angle.

The kitchen is located to the rear of the property and is fitted with a range of wooden wall and base units. A window to the side fills the room with light. Appliances include a gas hob, electric oven, washing machine and dishwasher. A door to the rear leads into the utility space which houses a large fridge/freezer and additional storage space, with a secondary door giving garden access.



Bedroom



Bedroom



Bedroom

Upstairs, there are three excellent sized bedrooms and a family bathroom. The principal bedroom enjoys a tranquil rear aspect, with large window giving relax garden views. The room is decorated in calming tones, with quality carpeting and wall to wall fitted wardrobes.

The second bedroom has a front aspect and again boasts good proportions, with a built-in wardrobe located in the far corner. Bedroom three is an excellent bedroom but would also be suitable as a home office if needed. This room also benefits from a front aspect and built-in cupboard.

The modern bathroom comprises quality wall tiling, bath with rainfall shower, wash hand basin and wc.

Outside, there is a small area of stone chips to the front of the property, with a tarred drive to the left which leads to a single garage with an up and over door, light and power. The boiler is located within the garage.

Due to the corner plot positioning, the fully enclosed rear garden is deceptively large, with an area of lawn being located to the side of the property. An area of decking is perfectly placed to make the most of the sunny aspect. To the rear there is an area with bark chippings which is currently used as a play area.



Bathroom

Accommodation

Lounge	12'7" x 15'8"	3.84m x 4.78m
Dining room	12'7" x 13'9"	3.84m x 4.19m
Kitchen	7'6" x 10'4"	2.29m x 3.15m
Porch	7'9" x 6'0"	2.36m x 1.83m
WC	2'10" x 8'5"	.86m x 2.57m
Garage	8'3" x 17'3"	2.52m x 5.26m
Bedroom	10'6" x 12'4"	3.2m x 3.76m
Bedroom	12'6" x 12'10"	3.81m x 3.91m
Bedroom	9'6" x 9'11"	2.9m x 3.02m
Bathroom	6'8" x 8'10"	2.03m x 2.69m



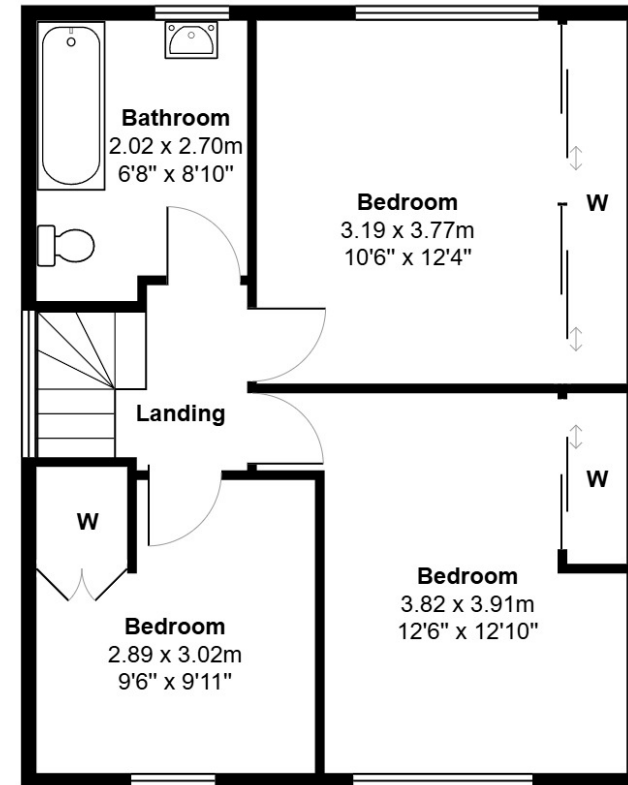
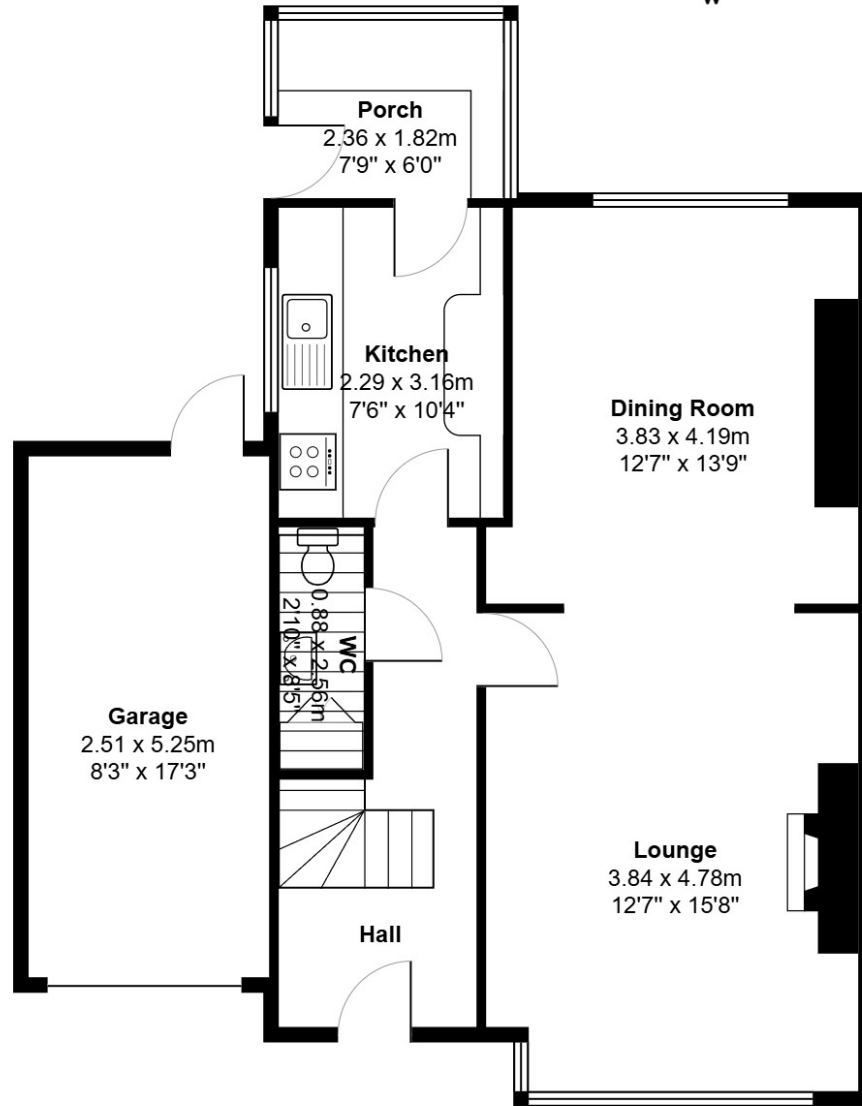
Rear garden



Rear garden

Floorplan

24 Craigiebuckler Drive



Directions

Leave Aberdeen city via Albyn Place and Queens Road crossing the roundabout at Anderson Drive and continuing along Queens Road. Turn left in to Springfield Road, continue ahead turning right just before the petrol station in to Craigiebuckler Avenue. Craigiebuckler Drive is third on the left.

Location

Craigiebuckler is a popular and well established residential area with a wealth of amenities within walking distance including reputable nursery, primary and secondary schools. Well placed for the hospital complex at Foresterhill, Anderson Drive is easily accessible therefore are the business centres to the north and south of the city and Aberdeen Airport. The city centre is some five minutes drive from the property and regular public transport is readily available.

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

Contact us

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