



21 Woodburn Avenue
Aberdeen AB15 8JQ

ledingham
chalmers
estate agency



Lounge



Dining room



Kitchen

Detached family home offering generous proportions and a sizeable garage

- Four bedroom detached home with garage
- Prime West End location near Hazlehead Park
- Spacious lounge with bay window and garden views
- Separate dining room with excellent proportions
- Principal bedroom benefits from an ensuite
- Beautiful south facing rear garden with summer house



Four beds.



Two bathrooms.



Two public rooms.

Located in the prime west end of the city and within easy walking distance of Hazlehead Park, this deceptively spacious four bedroom detached dwelling house with garage is offered for sale.

Within easy walking distance of Hazlehead Park, this elegant home boasts generous room proportions and offers excellent potential for a purchaser to modernise and personalise.

The elegant vestibule is entered through a solid wooden door and leads to the main internal hallway via a glazed door. The hallway features traditional dark wood panelling and a dark wood staircase. The hallway gives access to all ground floor rooms.

The lounge is an excellent room, positioned to the rear of the property, with a large bay window filling the room with natural light and perfectly framing the garden views. A centrally placed fire is a lovely focal point with two alcoves either side.

The kitchen also enjoys garden views and is fitted with a range of quality solid wood wall, base and tall units with contrasting work surfaces and splash back tiling. There is an utility area towards the rear of the room with space for under unit appliances. An external door gives access to the garden and garage.

The dining room is located to the front of the property, boasting generous proportions and a large box bay window. There are two alcoves either side of the gas fire.

The downstairs accommodation is completed by the principal bedroom, which has a centrally placed fireplace. The room enjoys green leafy views over the front garden and beyond, along with an ensuite wet room comprising a WC, shower and hand wash basin.



Principal bedroom



Ensuite



Bedroom



Bedroom

Ascending the turned staircase, viewers will instantly notice the light and airy feel with the placement of a large window by the half landing. On this floor there are two excellent sized double bedrooms, with the rear aspect bedroom benefiting from extensive built-in wardrobes. A single bedroom is located to the front of the property and has recently been utilised as a home office, further adding versatility to this fine home. Adjacent to this, a walk-in cupboard fitted with shelving provides excellent storage space.

The family bathroom completes the accommodation and comprises a shower enclosure, bath, vanity unit with storage and inset sink and WC. The room is completed by tiling to the walls and a built-in storage cupboard.

Outside, there is a sizeable area of lock block to the front of the property, which allows for off street parking. There is also a mature flower bed which adds kerb appeal and enhances the leafy outlook.

The rear garden is a peaceful haven to relax and unwind, with mature hedging, planting and trees making the space exceptionally private. Enjoying a south facing aspect, the garden is made up of areas of lawn, mature planting and flower beds. There is also a well positioned summer house which is fitted with power and is the ideal spot for outdoor seating to enjoy the sun.

There is an old coal cellar to the side of the property, which houses the modern boiler and hot water tank. The long single garage can be accessed from the garden and is fitted with light, power and an electric up and over door. There is a workshop/store located behind the garage.

Accommodation

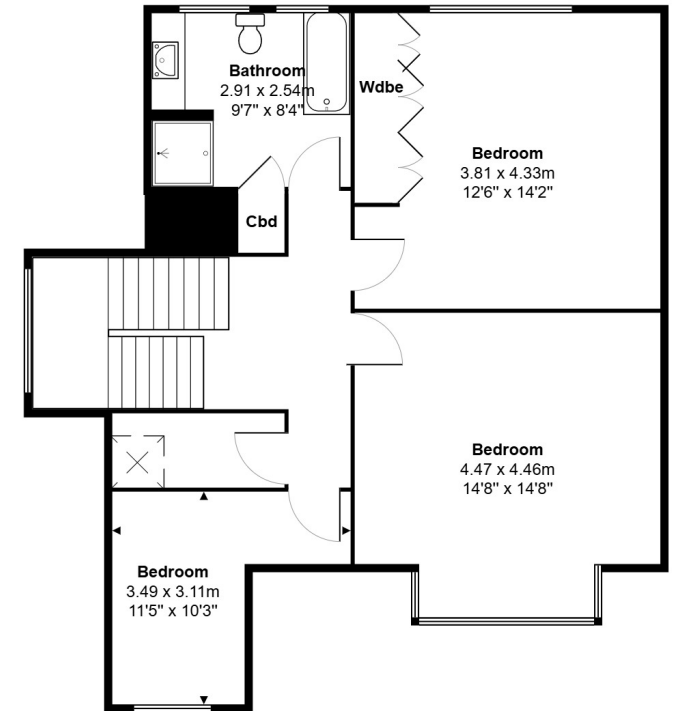
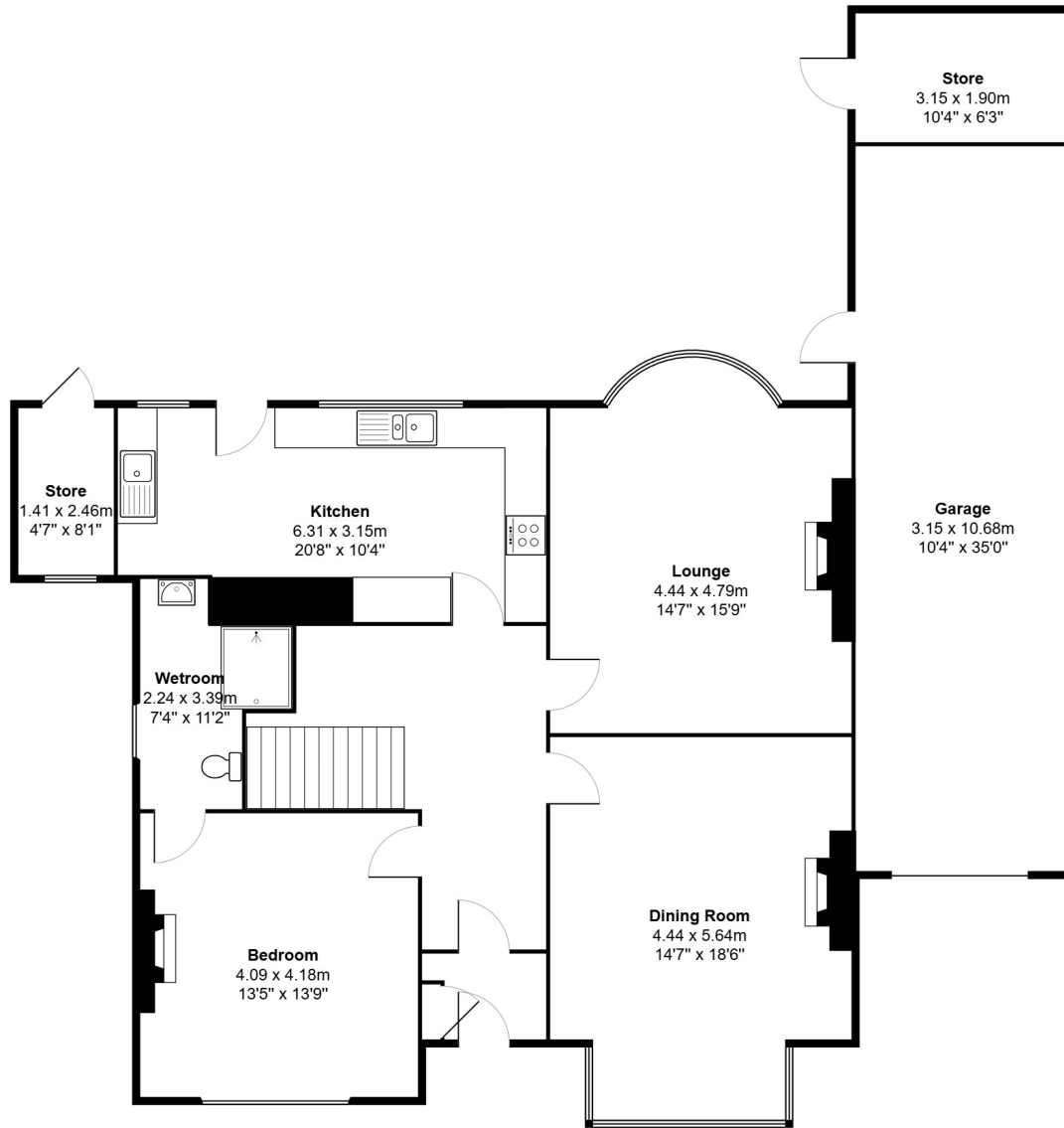
Lounge	14'7" x 15'9"	4.45m x 4.8m
Dining room	14'7" x 18'6"	4.45m x 5.64m
Kitchen	20'8" x 10'4"	6.3m x 3.15m
Bedroom	13'5" x 13'9"	4.09m x 4.19m
Wetroom	7'4" x 11'2"	2.24m x 3.4m
Store	4'7" x 8'1"	1.4m x 2.46m
Bedroom	12'6" x 14'2"	3.81m x 4.32m
Bedroom	14'8" x 14'8"	4.47m x 4.47m
Bedroom	11'5" x 10'3"	3.48m x 3.12m
Bathroom	9'7" x 8'4"	2.92m x 2.54m



Bathroom



Rear Garden



Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout proceed straight ahead on to Queens Road. Continue along Queens Road and at the traffic lights with Springfield Road turn left. Take the right right onto Woodburn Avenue.

Location

Woodburn Avenue is a charming tree lined street located to the west of the city and within easy walking distance of Hazlehead park and Policies. The park provides wide open spaces, a maze, putting green, swing park and rose garden whilst the policies provide excellent woodland walks.

There is a good range of amenities nearby including two 18 hole golf courses, good public transport services, a local convenience store and a variety of well reputed hotels, restaurants and bars. The business community on Queens Road/Albyn Place/Carden Place is within easy reach. The property also has particularly easy access to the ring road, giving easy access to Aberdeen Airport and areas both north and south of the city. Schools serving the area are the newly renovated Hazlehead Primary and Hazlehead Academy, both within easy walking distance whilst there is a range of private schools within easy reach.

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

lcea.com