



16 Deemount Gardens,
Aberdeen, AB11 7UE

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estate agency



Lounge



Kitchen



Hallway

Well presented, three bedroom dwelling

- Desirable location just a short distance from the city centre
- Spacious accommodation throughout
- Bright Lounge with Garden views
- Modern, fully fitted Kitchen
- Three well-proportioned Bedrooms
- Well-maintained front and rear Garden



Three beds.



One bathroom.



One public room.

In a sought after city centre location, tucked away in a quiet residential area, this most attractive semi-detached three bedroom family home with gorgeous rear garden is offered for sale.

The property is located in the heart of the popular and established Ferryhill area of the city, which is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand, the popular Duthie Park and former Deeside railway line provide lovely local walks. The property has been well maintained and with a small degree of modernisation, would make a lovely family home. The accommodation is located over two levels with a versatile layout to suit any buyer's needs.

The property is firstly entered into the welcoming hallway, this in turn provides access to the lower accommodation and stairwell to the upper level. There is also a useful cupboard under the stairs.

The attractive lounge/diner is a superb size with ample space for designated areas for lounge and dining. The room is filled with light by the large rear-facing window providing peaceful garden views.

Located directly from the lounge is the stylish fully fitted kitchen which has been fitted with a range of contemporary base and wall units with complimenting worktops and splashback. All integrated appliances will be included within the sale.



Bedroom



Bedroom



Bathroom



Bedroom

The first two bedrooms are situated on the ground floor. The first spacious double bedroom is located to the front of the property and features a built-in cupboard and a lovely bay window allowing a good ingress of natural light. The second well-proportioned bedroom also enjoys a front aspect. Both bedrooms have been decorated in calming neutral tones.

Completing the ground floor accommodation is the bathroom comprising shower over bath, WC and wash hand basin.

Upstairs, the third bedroom is of generous proportions with large window to the front, storage cupboard and access to eaves storage, again this property has been decorated in fresh neutral tones.

Completing the accommodation is the box room, this is a versatile space that could be used as a home office.

Sure to impress viewers is the rear garden: this stunning garden features mature borders which are a blaze of colour in the spring and summer months. With lawn and patio areas, it offers the perfect spot to relax and unwind and for dining al fresco. Additionally there is a cellar as well as a timber shed, providing useful storage for garden equipment.

Accommodation

Lounge	12'9" x 15'0"	3.89m x 4.57m
Kitchen	5'5" x 6'11"	1.65m x 2.11m
Bedroom	10'0" x 14'6"	3.05m x 4.42m
Bedroom	8'5" x 8'9"	2.57m x 2.67m
Bedroom	14'5" x 12'2"	4.4m x 3.71m
Box Room	5'7" x 5'6"	1.7m x 1.68m
Bathroom	5'10" x 5'7"	1.78m x 1.7m

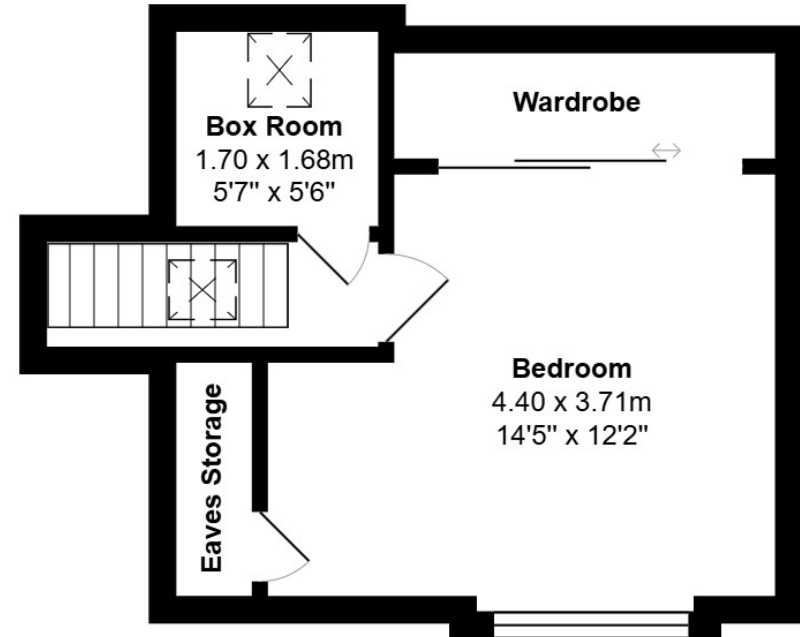
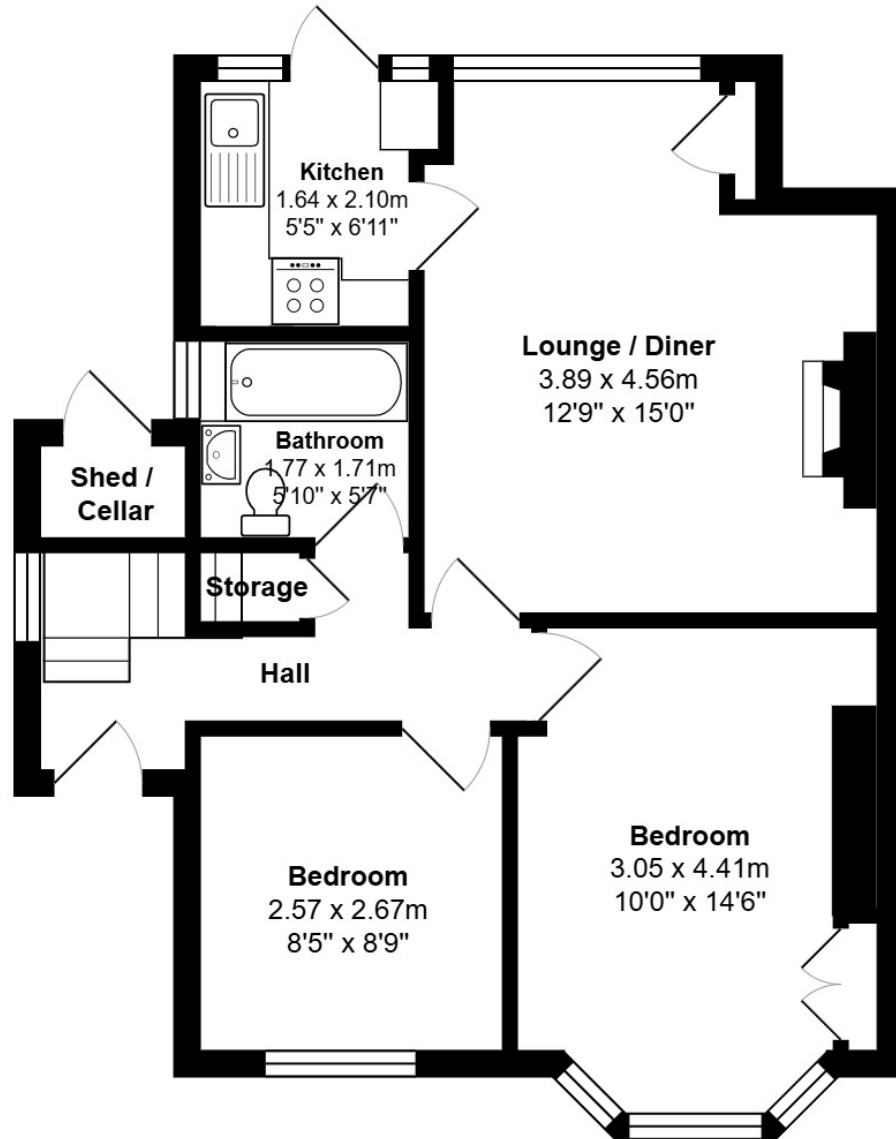


Garden



Garden

Floorplan
16 Deemount Gardens



Directions

From the west end of Union Street turn left into Holburn Street, continue straight on Fonthill Road and straight ahead at the traffic lights. Turn first right onto Polmuir Road and continue ahead taking a left onto Deemount Road, and then turning right into Deemount Gardens.

Location

Deemount Gardens is situated in the Ferryhill area which is well served by local shops and transport facilities. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location being particularly convenient for the oil related offices on the south side of Aberdeen. The City Centre is within relatively easy walking distance as is Union Square Shopping Centre and both the Bus Station and Railway Station. In addition, there is the opportunity to enjoy lovely walks along the banks of the River Dee and the Duthie Park with its many attractions including the Winter Gardens is situated nearby.

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

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