



9 Broaddykes Drive,
Kingswells, Aberdeen, AB15 8UE

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen

Immaculately presented, four bedroom family home with garage and garden

- Fantastic location
- Spacious accommodation throughout in move in condition
- Bright Lounge and large open plan dining/family room
- Fully fitted Kitchen with useful Utility Room
- Four Bedrooms, one with en suite facilities
- Garden to the rear, large driveway to the front with Garage



Four beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this immaculate four bedroom, detached family home with garden and integral garage, situated within a quiet residential cul-de-sac located in the popular suburb of Kingswells.

Ideally positioned within a generous corner plot, the property is immaculately finished throughout, offering versatile accommodation and providing the perfect family home, where the most discerning buyer can move in with ease.

Upon entering, viewers are greeted by a welcoming entrance hall, which provides access to the lower accommodation, a staircase to the upper floor, and a cloakroom with a WC and wash hand basin. A ring doorbell system is conveniently located at the front entrance.

The lounge benefits from a large window to the front, allowing an abundance of natural light to flood the room. A charming fireplace feature enhances the homely, relaxing feel of the space.

A wonderful feature of this property is the open-plan dining/family room. This spacious area enjoys pleasant views of the rear garden and offers ample space for a variety of free standing furniture. With direct access via patio doors, it serves as the perfect area for all the family to enjoy. Adjacent to this open-plan space is the first single bedroom. This room is versatile and could easily function as a home office or playroom, depending on individual family needs.

The stylish kitchen also benefits from lovely rear garden views and is well-equipped with a wide range of oak base and wall units, complemented by worktops, a tiled splashback, a breakfast bar and a useful pantry. The convenient utility room, located just off of the kitchen, provides access to the garage and garden. All white goods will be included in the sale.



Dining Area/Family Room



Bedroom



Bedroom



Bedroom

Ascending the staircase to the first floor, the upper hall features a large airing cupboard and partially floored loft, which is accessed via hatch and fitted with a ramsay ladder for easy access.

Sure to impress viewers is the principal bedroom, which is generously proportioned and is bathed in natural light from the front-facing window. Notable features include a fantastic triple built-in wardrobe with mirrored doors and the modern well-appointed en suite comprising a walk-in shower powered by mains, a WC, a wash hand basin and built-in cupboard offering excellent storage.

There are two further well-proportioned double bedrooms located to the rear of the property, one of which includes built in storage.

Completing the internal accommodation is the tasteful family bathroom, which comprises a shower over the bath, a WC, and a wash hand basin.

The fully enclosed rear garden is ideal for the safe play of children and pets, featuring a large lawn area at the rear, complemented by a patio – perfect al fresco dining. To the front, an integral garage which includes a partially floored loft has both power and light and a large driveway provides off-street parking for up to 3+ cars adds to the appeal. The rear garden can be accessed via a side gate and in addition the property benefits from overhead security lighting. The Large L shaped sofa, single oak bed and garden shed are all available by separate negotiation. Previous extension plans are available, offering the potential to extend the property to a 5 bedroom, 3 bathroom property with an extended garage. This property is sure to be a popular choice and should be viewed early to fully appreciate this spacious and welcoming home on offer.

Accommodation

Lounge	10'10" x 12'11"	3.3m x 3.94m
Dining Room	10'10" x 8'5"	3.3m x 2.57m
Family Room	14'5" x 10'4"	4.4m x 3.15m
Bedroom	4'3" x 13'4"	1.3m x 4.07m
Kitchen	9'1" x 15'4"	2.77m x 4.67m
Utility Room	7'4" x 6'8"	2.24m x 2.03m
Bedroom	11'0" x 11'2"	3.35m x 3.4m
En Suite	8'8" x 6'10"	2.64m x 2.08m
Bedroom	7'11" x 10'2"	2.41m x 3.1m
Bedroom	9'1" x 6'8"	2.77m x 2.03m
Bathroom	5'8" x 6'6"	1.73m x 1.98m



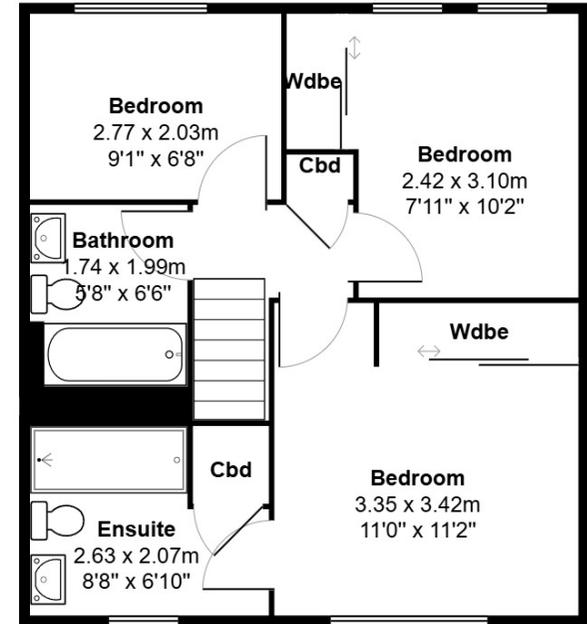
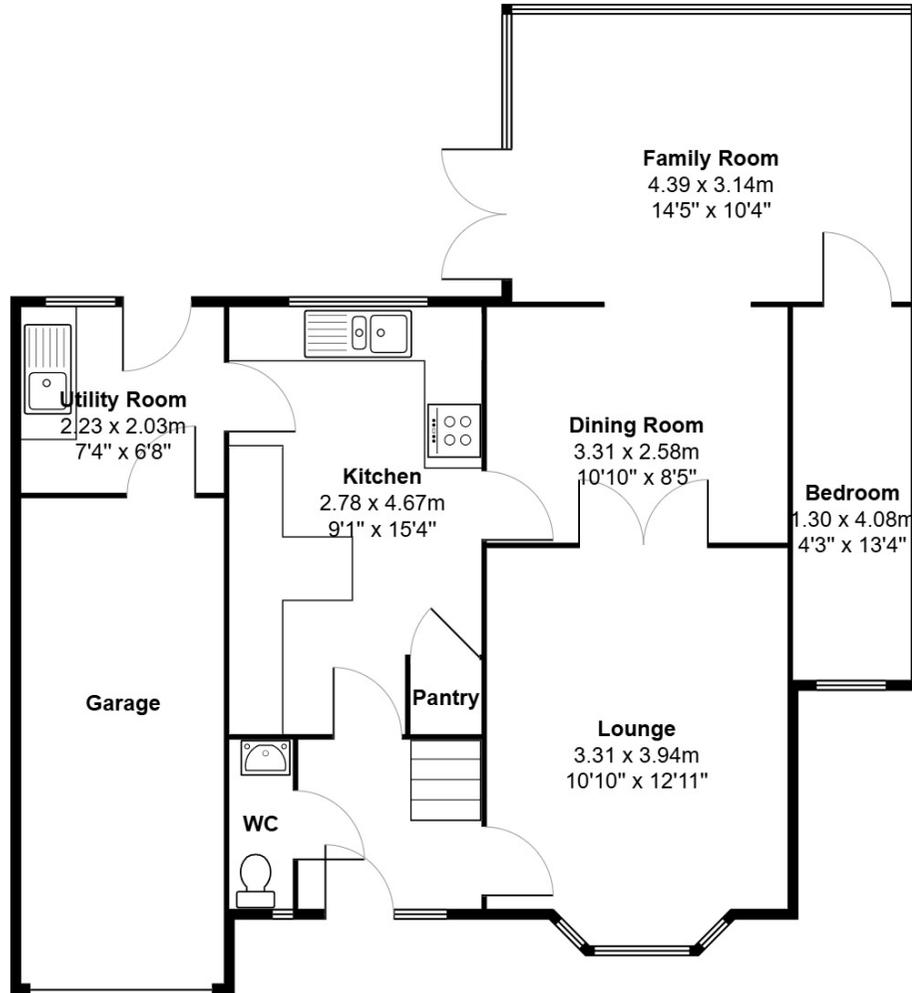
Bathroom



Garden

Floorplan

9 Broaddykes Drive



Directions

From Aberdeen travel on the main A944 Aberdeen to Westhill road. At the Kingswells round about turn right onto C89C Chapel of Stonewood - Fairly Road, continuing ahead to the first set of traffic lights. Turn right onto Kingswood Drive taking the second opening on the left onto Broaddykes Drive.

Location

Kingswells is a perfect location for family living, nestled on the western edge of Aberdeen, Kingswells is a highly desirable suburb that effortlessly combines the charm of village life with modern convenience. The community benefits from a range of local amenities, including a convenience store, pharmacy, and a doctor's surgery, ensuring daily needs are easily met. The well-regarded Kingswells Primary School offers an excellent education for younger children, while Bucksburn Academy provides secondary schooling options, making the area particularly attractive for families. The village is complemented by beautiful green spaces, parks, and scenic countryside walks, offering plenty of outdoor leisure opportunities. Additionally, Kingswells enjoys excellent transport links, with easy access to Aberdeen city centre and the Aberdeen Western Peripheral Route, perfect for commuters. With its friendly community, local services, and proximity to both nature and city conveniences, Kingswells is a truly fantastic place to call home.

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 07885998799 or by arrangement with Ledingham Chalmers on 01224 632500

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