



10 Migvie Gardens,
Kingswells, Aberdeen, AB15 8GB

**ledingham
chalmers**
estate agency





Hallway



Dining / Family Room / Kitchen

Four bedroom executive detached home with double garage

- Generous Gardens to front and rear
- Extensive Driveway leading to Double Garage
- Beautiful Kitchen / Family / Dining Room on open plan
- Elegant Lounge with bay window to front
- Sizeable main Bedroom with En Suite facilities
- Three further excellent sized Bedrooms



Four beds.



Two bathrooms.



Two public rooms.

Located within a pleasant cul de sac in the ever popular area of Kingswells, we are delighted to present for sale this exceptionally spacious and desirable four bedroom executive detached dwellinghouse.

Constructed by Malcolm Allan House builders, this fantastic family home is conveniently positioned for a range of local amenities and is served by gas central heating and double glazing. The current owners have upgraded and modernised this stylish home to high standards, with fine attention to detail throughout and internal inspection of this property really is a must to appreciate the quality of accommodation on offer.

Entered via an exterior door, the vestibule features Amtico flooring and a glass panelled door leads to a most welcoming hallway which is a lovely open space and gives access to the ground floor accommodation.

The elegant lounge is a well-proportioned bright room with a front facing aspect with the large bay window allowing an abundance of natural light flood into the room. The room is finished with quality grey carpeting with complimenting tasteful decor and a range of space available for soft furnishings.



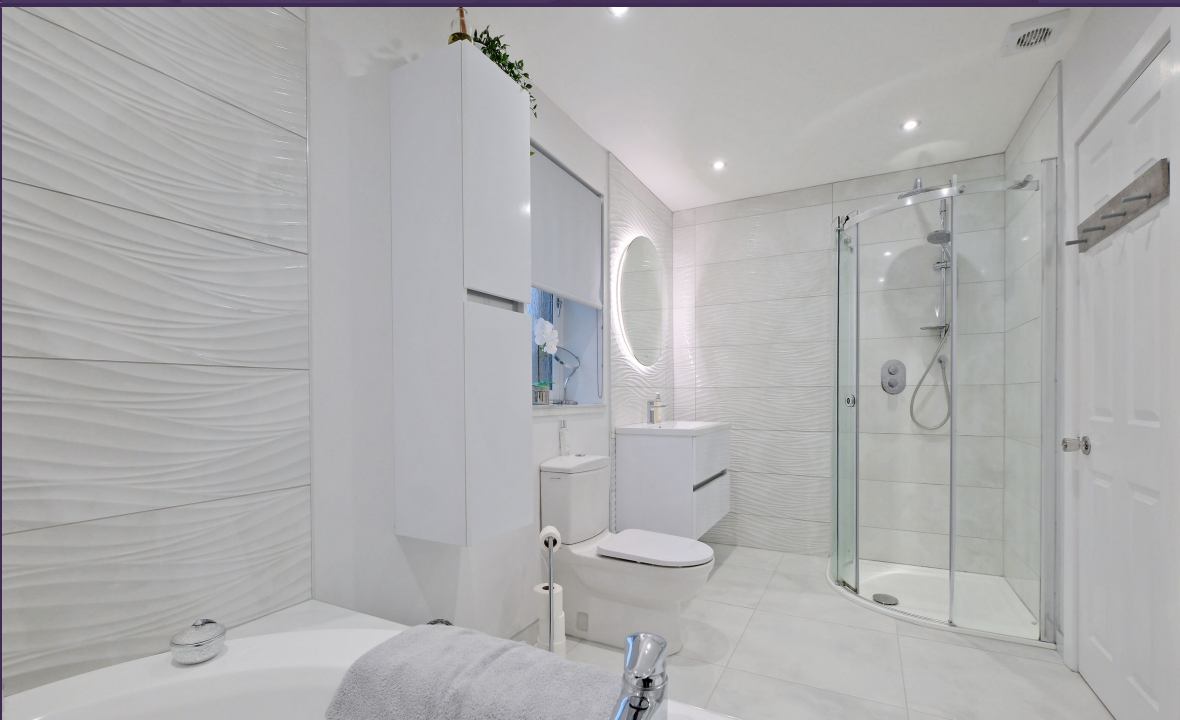
Dining / Family Room / Kitchen



Dining / Family Room / Kitchen



Utility Room



Bathroom

The exquisite dining / family room / kitchen is set on open plan and is a fantastic sociable space for those who love to host and entertain. Spanning the full length of the property, there is ample space for both living and dining furniture and patio doors at each side provide access out to the peaceful rear garden.

The beautiful kitchen features a stylish and contemporary selection of wall to wall units, complemented by matching quartz work surfaces and a fabulous island unit with an inset sink with quooker tap and integrated hob with extractor above. A fabulous dining table is attached to the island unit, co-ordinating perfectly with the kitchen units. There are a range of NEFF appliances built-in to the kitchen which will all remain as part of the sale.

Located off the kitchen, the sizeable utility room is well placed and fitted with a range of base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and space to host laundry appliances. A door provides access out to the rear garden.

A handy cloakroom toilet completes the ground floor accommodation and is equipped with a two-piece suite that includes a WC and wall hung wash hand basin.

A carpeted staircase ascends to the upper floor and boasts two sizeable storage cupboards and access to the loft space.

The main bedroom is a delight, tastefully decorated and offering excellent space for free standing furniture, with concealed wall to wall storage to the rear. The room enjoys a dual aspect and boasts a sizeable en suite shower room, fitted with WC, wash hand basin and bidet set into vanity unit and a separate shower cubicle on the opposite side.

There are three further double bedrooms, all generous in size and offering ample space for a range of bedroom furniture. All three rooms are decorated in tasteful neutral decor with complimenting grey carpeting and boast excellent built-in storage.

The family bathroom is a contemporary and elegant suite, fitted with appealing tiles and equipped with a four piece suite that includes a wash hand basin set into modern vanity unit, WC, corner shower and a separate jacuzzi bath. The suite is complete with a chrome ladder-style radiator and downlighters.

To the front of the property, the driveway provides excellent off street parking and access to the double garage, providing excellent further storage. There is also large garden grounds to the side of the property which are mainly laid to lawn featuring shrubs and trees. A path to the side provides access to the generous garden at the rear which is extremely private, fully enclosed and mainly laid to lawn with colourful plants, trees and shrubs in the borders. A substantial patio area provides an excellent spot for al fresco dining or relaxing in the summer months.



Bedroom



Bedroom



Bedroom



Bedroom

Accommodation

Hallway	16'10" x 12'8"	5.13m x 3.86m
WC	8'1" x 4'6"	2.46m x 1.37m
Utility Room	8'1" x 8'7"	2.46m x 2.62m
Living Room	12'7" x 13'8"	3.84m x 4.17m
Dining / Family Room /	38'0" x 15'0"	11.59m x 4.57m
Bedroom	11'6" x 23'11"	3.51m x 7.29m
En Suite	10'5" x 5'3"	3.18m x 1.6m
Bedroom	18'2" x 19'4"	5.54m x 5.89m
Bedroom	11'9" x 12'5"	3.58m x 3.79m
Bedroom	11'8" x 11'5"	3.56m x 3.48m
Bathroom	7'1" x 13'2"	2.16m x 4.01m

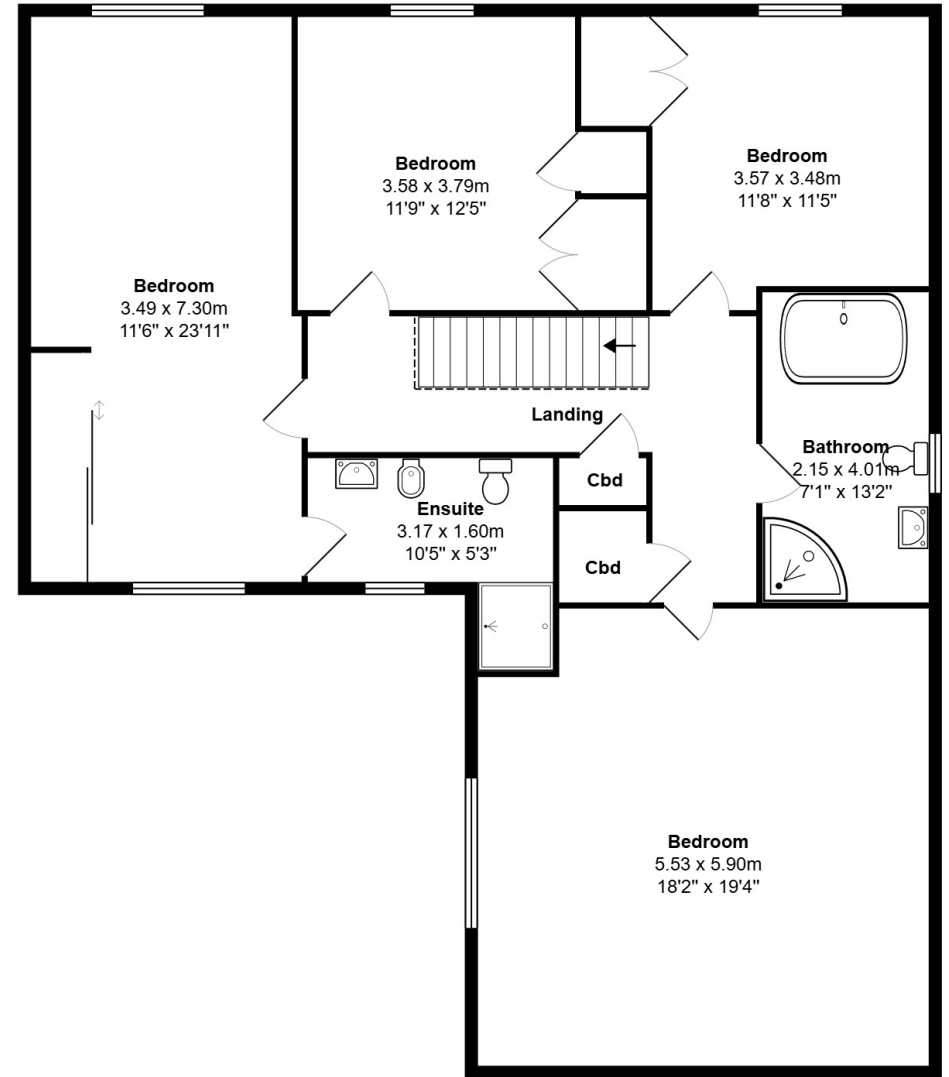
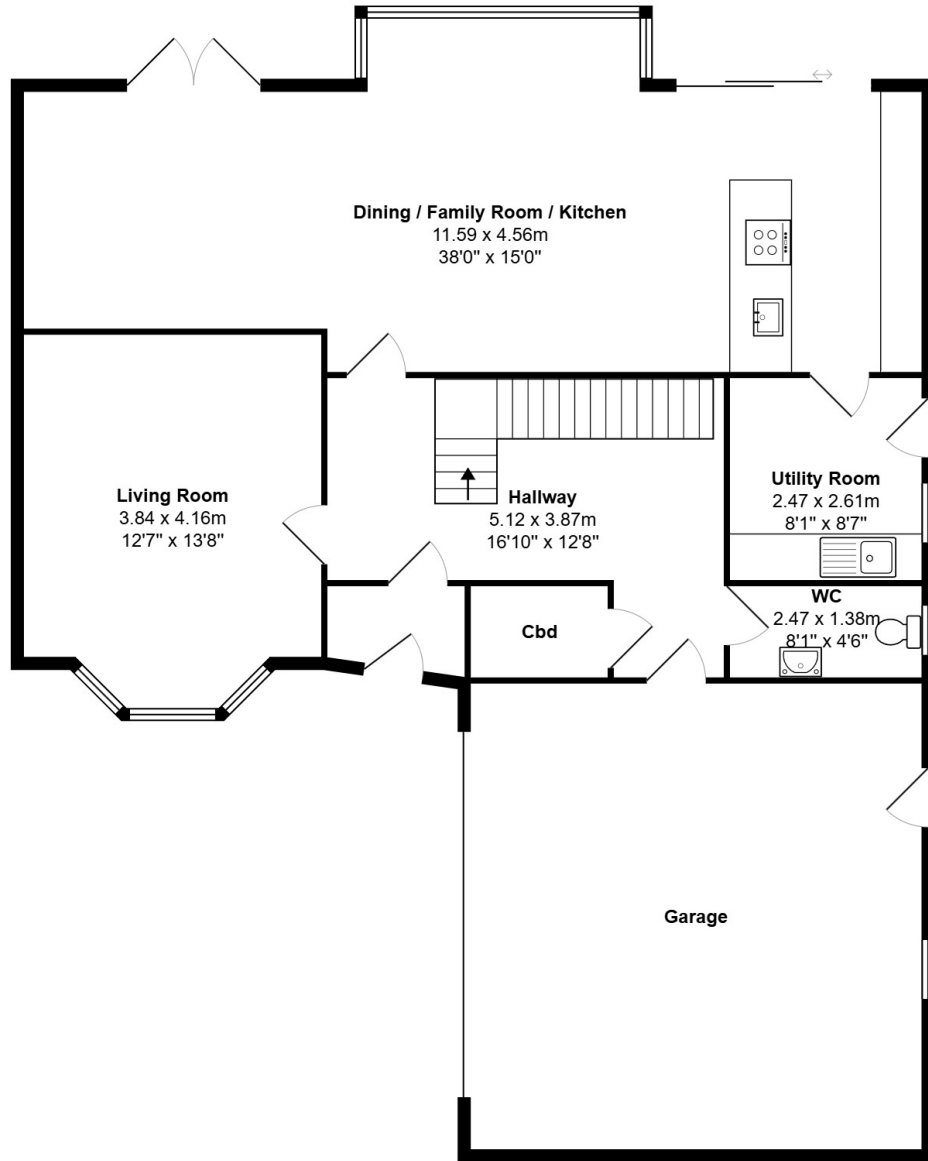


Rear Garden



Rear Garden

10 Migvie Gardens
Floorplan





Rear Garden

Directions

Travel along the A944 from Aberdeen towards Alford, and at the roundabout at Kingswells, take the 3rd exit. Follow this road for some distance and take a right at the first set of traffic lights. After passing the Shopping Centre on the right, take a right onto Kingswells Avenue, and Migvie Gardens is second on the left.

Location

Kingswells is a popular, well established residential suburb situated on the western outskirts of Aberdeen with ease of access to the city via dual carriageway. Kingswells has a good range of local amenities available including a Co-op convenience store, pharmacy, medical centre, community centre and The Fourmile restaurant and pub. Primary schooling is available within Kingswells, with secondary education available at Bucksburn and Westhill Academies. The area is well served by a regular bus service with the AWPR providing ease of access to Aberdeen Airport and the industrial centres to the North and South of the City.

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

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Rear Garden