



4 Overton Park,
Dyce, Aberdeen, AB21 7FT

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estate agency



Lounge



Kitchen



Dining Room

Three bedroom semi-detached dwellinghouse with garage

- Driveway providing off street parking and Garage
- Generous Gardens to front and rear
- Two good sized Double Bedrooms and single Bedroom
- Well equipped Kitchen on open plan with Dining Room
- Bright and airy Lounge on open plan with Sitting Room
- Wet Room equipped with accessible shower



Three beds.



One bathroom.



Three public rooms.

Situated within the popular residential area of Dyce, we are delighted to present for sale this spacious three bedroom semi-detached dwellinghouse with garage.

The property benefits from the modern comforts of electric heating, double glazing and excellent storage facilities, making it the ideal purchase for those looking to upsize.

Upon entry to this fantastic family home, the welcoming hallway boasts a handy storage cupboard and provides access into the generously proportioned lounge which is split by an archway at the rear, with the room featuring dual aspect windows, allowing plenty of natural light to flood the space. Doors from the sitting room open out to the dining room, creating an ideal space for entertaining guests. The kitchen is on open plan with the dining room and is fitted with ample base and wall mounted units with co-ordinating work surfaces and tiled splash back behind. This generous room offers pleasant views over the garden and a door gives access out to the rear garden. Further enhancing the ground floor is a cloakroom toilet which is located by the front door.



Sitting Room



Bedroom



Bedroom



Bedroom

Upstairs, there are two excellent sized double bedrooms, both of which boast built in wardrobes. A further single bedroom enjoys an outlook to the front and would be an ideal children's bedroom, nursery or office space for those working from home. The wet room is fitted with a WC, wash hand basin and walk-in shower with handrails and shower seat for ease. A useful storage cupboard in the hallway completes the internal accommodation.

Externally, the front garden is laid to lawn and features attractive plants, trees and shrubs. The driveway to the side provides ample off road parking and leads to the single garage. The rear garden is mainly laid to lawn and has a shed and greenhouse which are to remain as part of the sale.

Accommodation

Lounge	10'0" x 19'7"	3.05m x 5.97m
Sitting Room	9'7" x 5'1"	2.92m x 1.55m
Dining Room	9'5" x 9'8"	2.87m x 2.95m
Kitchen	8'11" x 8'2"	2.72m x 2.49m
WC	5'11" x 2'7"	1.8m x .79m
Bedroom	9'9" x 10'6"	2.97m x 3.2m
Bedroom	10'6" x 9'7"	3.2m x 2.92m
Bedroom	8'10" x 5'8"	2.69m x 1.73m
Wet Room	8'9" x 5'6"	2.67m x 1.68m
Garage	9'1" x 16'3"	2.77m x 4.95m
Workshop	9'1" x 6'1"	2.77m x 1.85m



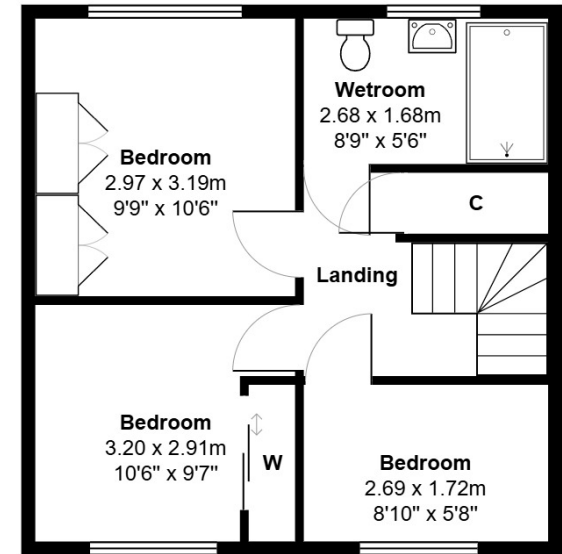
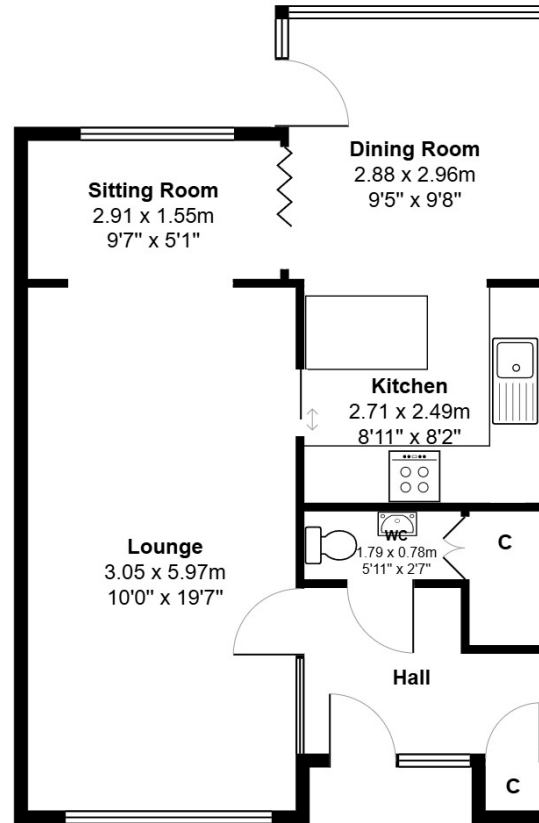
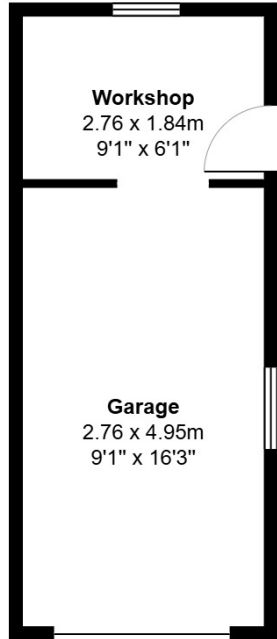
Wet Room



Rear Garden

Floorplan

4 Overton Park



Directions

Upon entering Dyce from the direction of Aberdeen, take the second exit at the roundabout with the Aberdeen Dyce Hotel onto Riverview Drive and then second left onto Overton Circle. Take the third right onto Overton Park.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample shopping and recreational facilities including an ASDA Superstore, Community Centre, Swimming Pool, Library, Squash Club, Bowling Green and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.

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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