



41 Bethlin Mews

Kingswells Aberdeen AB15 8GA

Offers over

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Lounge



Kitchen



Kitchen

Excellent two bedroomed semi-detached home with driveway and fully enclosed garden grounds

- Situated within a sizeable corner plot
- Bright and airy front facing lounge
- Well equipped rear aspect kitchen
- Two double bedrooms and shower room
- Large garden, with area of lawn and summer house
- Shared and private driveway to the front



Two beds.



One bathroom.



One public room.

Situated on a sizeable corner plot within a quiet cul-de-sac, we are delighted to offer for sale this deceptively spacious two bedroom semi-detached home.

The immediate appeal of this superb property is the larger than expected rear garden, which provides great potential for extending the property.

The downstairs accommodation boasts a welcoming entrance vestibule with coat cupboard providing excellent storage. A partially glazed door gives access into the lounge.

The attractive and well proportioned lounge features a green feature wall and light green carpeting. A large window to the front ensures the room is filled with ample natural light. The exposed stair case to the upper floor allows for placement of free standing furniture below.

The bright, south facing dining kitchen is located off of the lounge and boasts direct access to the rear garden. The kitchen is fitted with light wood effect wall and base units with light coloured laminate work surface and tiled splash back. Appliances include a hob and oven, with there being space for additional free standing appliances as required. A large built-in corner cupboard is shelved to create a useful larder/pantry. The boiler is located in far corner and there is space for a dining table and chairs if required. The room is completed by sunny yellow walls and laminate flooring.

Ascending the stairs to the first floor landing gives access to two double bedrooms, shower room, sizeable built-in cupboard which houses the hot water tank and hatch to the loft space above which is fitted with light, flooring and additional insulation.



Bedroom



Shower room



Bedroom



Bedroom

The front facing double bedroom has a purple feature wall with cream carpeting, along with a built-in wardrobe with sliding mirrored doors.

The second bedroom has a peaceful rear aspect, with crisp white walls and cream carpeting. It also benefits from a built-in wardrobe with sliding doors.

The shower room completes the accommodation and is fitted with a two piece white suite with corner shower enclosure. There is a mix of aqua panelling and tiles. A useful storage mirror is located above the sink.

Outside, the tidy front garden has been designed for ease of maintenance and laid with gravel chips and a well stocked rockery. The shared tarred driveway provides off-street parking for 2 cars, with the current owners having extended the driveway which is for exclusive use.

A slabbed path leads to fully enclosed south facing rear garden which is landscaped over two levels. On the upper level there is a sizeable patio area, located beside the kitchen access, making it the ideal spot for alfresco dining. The patio is boarded by stone chips which has well placed shrubs and flowers. There is a rotary dryer to the right of the patio. A large area of lawn is bordered by established flower beds.

On the lower level there is a second area of patio located outside of the impressive summer house which has been fitted with wood effect flooring, bi-fold doors and triple aspect views over the garden. To the left is two garden sheds, which will remain.

Accommodation

Lounge	11'5" x 14'1"	3.48m x 4.29m
Kitchen	11'5" x 9'3"	3.48m x 2.82m
Bedroom	6'2" x 11'4"	1.88m x 3.46m
Bedroom	8'10" x 7'10"	2.69m x 2.39m
Shower room	5'2" x 6'4"	1.58m x 1.93m
Summer house	7'4" x 11'1"	2.24m x 3.38m



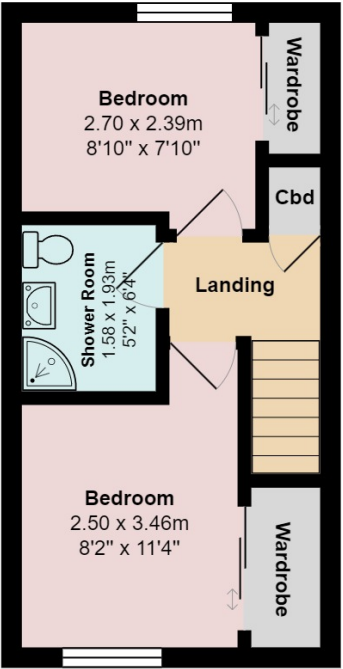
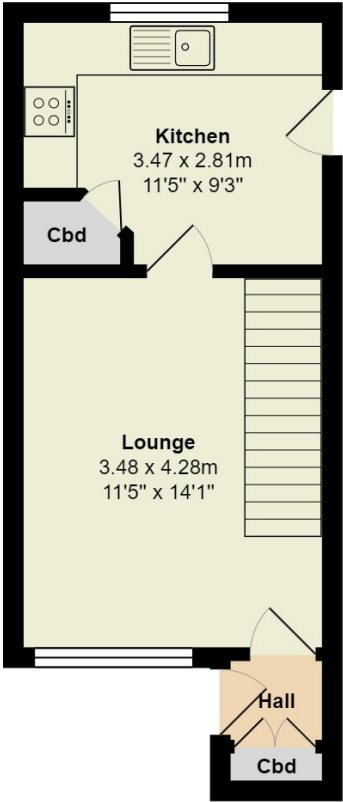
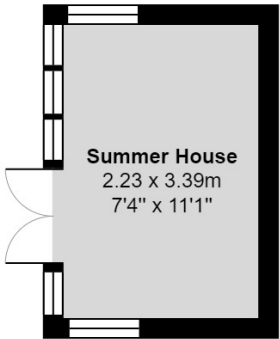
Rear garden



Summer house

Floorplan

41 Bethlin Mews



Directions

To reach the property leave Aberdeen via Queen's Road heading for Westhill. At the Kingswells roundabout turn right then right again at the traffic lights onto Kingswood Drive. Continue along taking first right after the shopping centre onto Kingswells Avenue. Turn first left into Bethlin Mews then first right. Number 41 is situated round on the right and is clearly identifiable.

Location

Kingswells is a thriving suburb of Aberdeen in close proximity to the larger suburb of Westhill. The nearby AWPR roadway provides quick links to both north and south of Aberdeen including Aberdeen Airport. Kingswells has many landscaped areas and offers a wide selection of facilities, which includes Nursery and Primary schooling and a small Shopping and Health Centre.

Arrange a viewing

Viewing By appointment telephone 07812351908 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.