



21 Hazlewood Wynd
Aberdeen AB15 8UU

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

Superb 3 bedroom semi-detached home situated within a desirable new build development

- Open plan Lounge/Dining/Kitchen, ideal for modern life
- French doors providing access to rear garden and patio
- High-quality appliances in the kitchen are included
- Principle bedroom boasts an ensuite
- EV Charger is provided
- Two exclusive parking spaces



Bedroom



Three beds.



Two bathrooms.



One public room.

The Ash 3 is one of Dandara's most sought-after three-bedroom homes, perfectly designed for couples, young families, or those looking to downsize without compromise – all in one of Aberdeen's most desirable locations.

On the ground floor, a bright dual-aspect open-plan lounge, dining and kitchen area forms the heart of the home, with French doors leading to the rear garden – ideal for family time, entertaining or simply relaxing. Kitchen units and worktop can be chosen, from a range subject to build stage and brand new integrated appliances are included. A large under-stairs cupboard provides generous storage, while a handy WC is conveniently located off the hallway.

Upstairs, the main bedroom is a peaceful retreat with fitted wardrobes and its own en-suite shower room. Two additional double bedrooms and a stylish family bathroom with chrome towel rail offer plenty of space for family, guests or a home office. A useful landing cupboard ensures linens and essentials are neatly stored.

Outside, the enclosed rear garden will be seeded and ready to enjoy – a safe haven for children or pets, with a patio perfect for BBQs and outdoor living. The landscaped front garden and two parking spaces complete the exterior. Built with energy efficiency in mind, the Ash 3 comes with PV panels and an EV charging point, helping you save on energy costs while embracing a more sustainable lifestyle.

The property comes with a full 10-year NHBC warranty and 2 year builders warranty.



Bathroom



Lounge



Kitchen Diner



Bedroom

Incentives are available, please talk to sales advisor about this.

Every detail has been finished to the highest standards and specification, designed to deliver comfort, quality and style, in this extremely energy efficient home.

Please note photographs are of a previous Ash 3 show home not the home for sale and are for illustration only.

Viewing is by appointment or walk in welcome at Dandara's Sales and marketing suite , Hazelwood development on Countesswells Avenue AB15 8LX available 7 days a week Monday – Friday 10am -5pm and weekends 11am -5pm. Please call 01224 310178 or book via website at www.dandara.com

Accommodation

Lounge/Dining/Kitchen	27'2" x 16'10"	8.28m x 5.13m
WC	7'4" x 3'5"	2.24m x 1.04m
Bedroom One	12'8" x 10'11"	3.86m x 3.33m
Ensuite	7'10" x 5'6"	2.39m x 1.68m
Bedroom Two	10'6" x 9'3"	3.2m x 2.82m
Bedroom Three	9'7" x 8'3"	2.92m x 2.52m
Bathroom	8'7" x 5'8"	2.62m x 1.73m

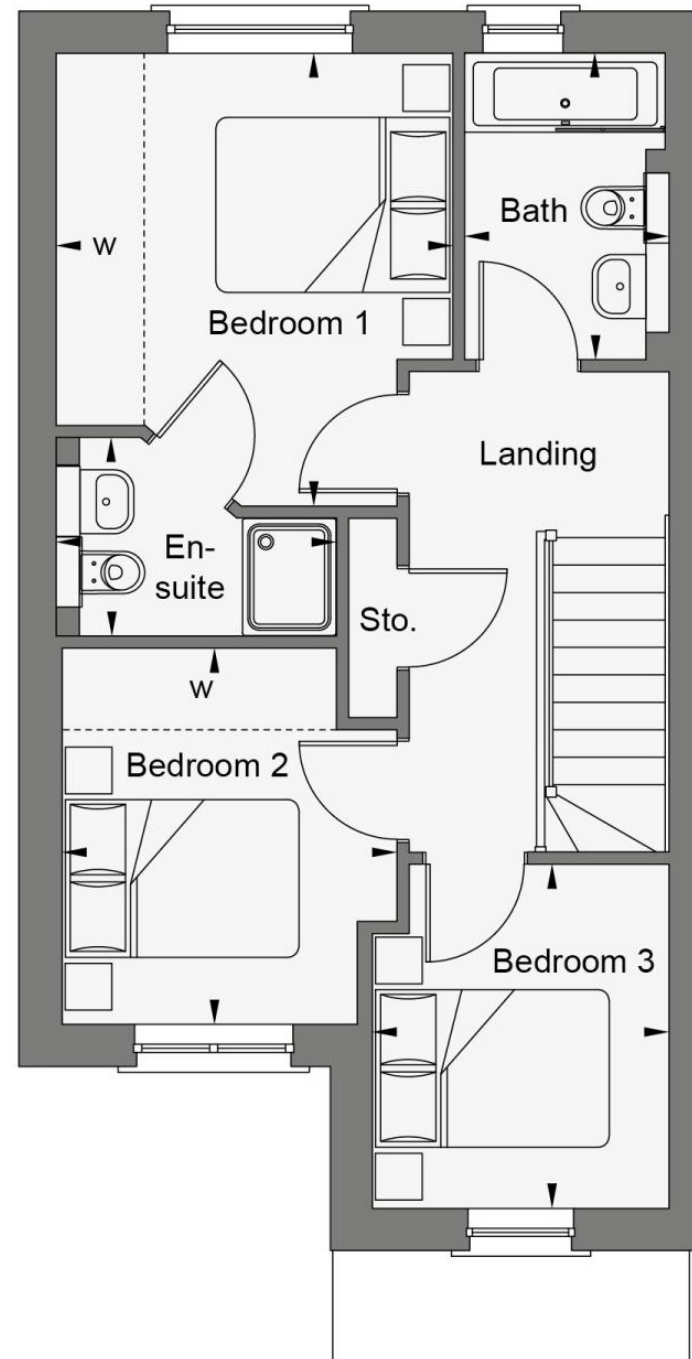
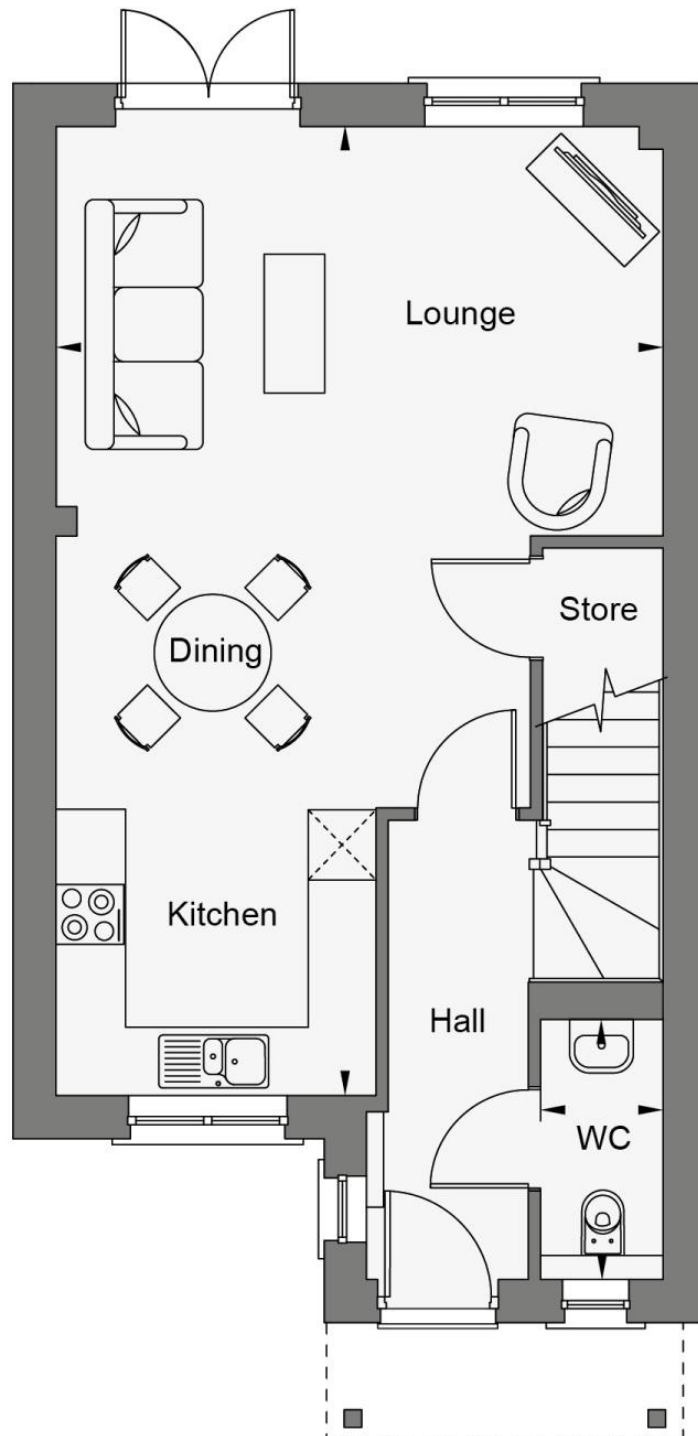


Bathroom



Exterior

Floorplan



Directions

From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road, at the roundabout turn right in to the main Dandara development on Countesswells Avenue.

Location

Hazelwood is perfectly situated in the West End of Aberdeen. There are good public transport links with both Aberdeen centre close by and a short drive takes you to the Aberdeen ring road offering easy commuting both north and south of the city. A short walk takes you to Hazlehead Park, with facilities including golf course, coffee shop and much-loved play park. There are good education facilities and a range of local shops, including Aldi Supermarket, Coop, pet shop and coffee shop all very close by. Airyhall Library and health centre are also right on your doorstep.

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 01224 310178 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com