



Alastrine, 40 Springfield Road,
Aberdeen, AB15 7RR

Offers over **£800,000**

**ledingham
chalmers**
estate agency



Lounge / Dining Room



Kitchen / Diner



Family / Dining / Sun Room

Impressive four bedroom detached dwellinghouse with four public rooms and five bathrooms

- Beautiful detached property in the desirable West End
- Well maintained generous Garden
- Driveway to front for multiple cars and EV charger
- Two studio apartments on the upper floor
- Four fantastic public rooms, ideal for entertaining
- Truly ready to move into accommodation



Four beds.



Five bathrooms.



Four public rooms.

We are delighted to bring to the market, in a highly desirable West End location, this impressive four bedroom detached dwellinghouse with four public rooms, five bathrooms, sizeable garden grounds and basement.

Spanning three floors this property provides ready to move into accommodation allowing potential purchasers the ability to move with the minimum of fuss. The property further benefits from triple glazing, smart TV sockets, built-in speaker system and an EV charger. Early viewing is highly recommended to appreciate the space and quality of finish this property offers.

Upon entering the property, the welcoming entrance hallway opens up into the main hall giving access to all of the ground floor accommodation.

The main hallway leads through the open plan lounge / dining room which is a good size, providing space for both living and dining furniture. The open aspect is ideal for those who enjoy formal dining or hosting with bi-folding doors opening to the family / dining / sun room.

An archway from the dining room leads to the beautiful kitchen which is a fantastic size, boasting ample base and wall units with quality work surfaces, island unit and a range of appliances, all of which are to remain as part of the sale. The kitchen allows space for informal dining and a door provides access to the fabulous family / dining / sun room which is a superb addition to the property.

The family / dining / sun room is a generous open space which enjoys floor to ceiling tall windows and sliding doors to the rear, allowing the room to be flooded with natural light.



Family / Dining / Sun Room



Bedroom 1



En Suite



Bedroom 2

To the rear, the main bedroom overlooks the beautifully maintained garden and is generous in size, offering ample space for a range of bedroom furniture. Sliding patio doors from the bedroom take you out to the garden and a fantastic decked area, perfect to sit, relax and enjoy your morning coffee. The bedroom hosts a desirable dressing room which in turn leads through to a convenient en suite wet room.

The second bedroom is located on the ground floor, enjoying a front facing aspect with delightful bay window. The room is generous in size and boasts a most convenient en suite shower room, ideal for any guest stays.

A further shower room is located off the hallway and is fitted with a walk-in shower enclosure, WC and wash hand basin.

As you lead back towards the front entrance, a split staircase takes you to the top floor where there are two studio apartments which are both decorated in neutral tones with complimenting flooring and have ample space for a range of freestanding furniture. Both apartments boast a kitchenette and en suite shower rooms. Both apartments have access to a fantastic balcony which overlooks the lovely garden grounds and beyond. These apartments were previously rented out so could quite easily be utilised as a rental investment, should this be desired. On the landing, there is two conveniently placed storage cupboards and a hatch provides access to the loft.

The basement covers the whole ground floor and would be an excellent space for storage or utilised to suit the purchasers needs. Sliding patio door from the basement lead to a staircase on the outside which takes you up to the garden.

The garden to the front is laid in chippings for low maintenance, providing off street parking for multiple cars and is equipped with an EV charger.

To the rear lies a fully enclosed garden, laid mostly to lawn with attractive patios, planted borders and a fabulous chalet which is equipped with power and light. The garden is a safe space, ideal for pets and children and would make an excellent space for hosting parties or summer barbecues.



Bedroom 3 (Studio)



Bedroom 4 (Studio)



Basement



Exterior

Accommodation

Hall / Dining Room	19'5" x 25'4"	5.92m x 7.72m
Lounge	13'9" x 15'1"	4.19m x 4.6m
Kitchen / Breakfast Room	13'7" x 28'9"	4.14m x 8.77m
Family / Dining / Sun Room	40'0" x 24'4"	12.2m x 7.42m
Bedroom	16'5" x 19'7"	5.01m x 5.97m
Dressing Room	11'6" x 14'10"	3.51m x 4.52m
En Suite	10'11" x 8'5"	3.33m x 2.57m
Bedroom	23'0" x 13'5"	7.01m x 4.09m
En Suite	7'6" x 6'8"	2.29m x 2.03m
Basement	58'7" x 47'4"	17.86m x 14.43m
Studio Apartment 1	24'0" x 46'8"	7.32m x 14.23m
Studio Apartment 2	21'11" x 47'4"	6.68m x 14.43m



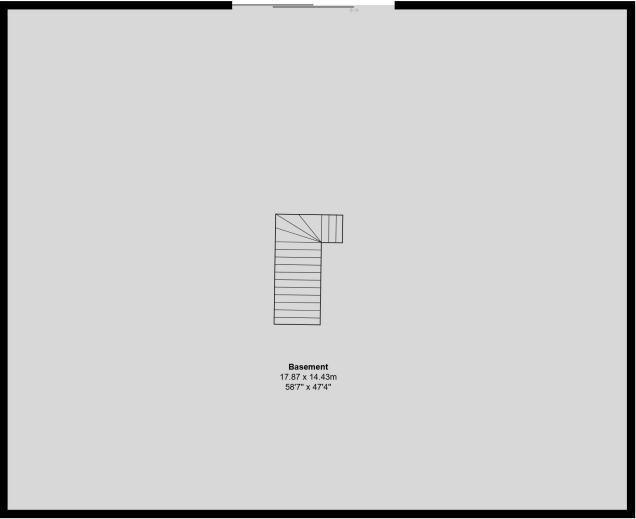
Exterior



Exterior

Floorplan

40 Springfield Road





Exterior

Directions

Travelling from Union Street proceed along Albyn Place and continue a good distance along Queens Road beyond the Anderson Drive roundabout and at the third set of traffic lights turn left onto Springfield Road.

Location

Springfield Road is close to the city centre of Aberdeen and has excellent commuter links, with quality schooling at both Primary and Secondary level nearby. It is within walking distance to the beautifully wooded Hazlehead Park, set within 180 acres and containing two golf courses, childrens play area and cafe it is popular with families, walkers and sports enthusiasts. Also within an easy walk are the popular Johnston Gardens and Walker Dam area.

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 324300 or by arrangement with Ledingham Chalmers on 01224 632500

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