



**11 Holmhead Place**  
Bucksburn Aberdeen AB21 9UH

**ledingham  
chalmers  
estate agency**



Lounge



Lounge



Dining Room

## Two bedroom, mid-terraced dwelling

- Well-proportioned accommodation throughout
- Bright Lounge
- Fully-fitted Kitchen
- Dining Room which leads straight out to the Garden
- Two double Bedrooms, one Box Room
- Rear Garden with Garage



Two beds.



One bathroom.



One public room.

**We are delighted to offer for sale this two bedroom, terraced dwellinghouse with spacious accommodation over two levels, located within the ever popular area of Bucksburn.**

Although requiring a degree of modernisation, this property has been meticulously maintained by the owners and offers an excellent opportunity for those looking for a spacious family home to put their mark on.

You firstly enter the home into the welcoming hallway which provides access the ground floor accommodation and houses the staircase to the upper floor.

The bright and airy lounge overlooks the front of the property, with a large floor to ceiling window, this room enjoys plenty natural light. The fireplace feature is a lovely focal point of the room. There is also a useful storage cupboard and sling doors leading into the dining room.

The dining room benefits from a window and door leading out to the rear of the property.

The kitchen can be accessed via the hall and the dining room and has been fitted with a range of wood effect base and wall units with complimenting work surfaces and sink drainer with window above.



Kitchen



Hallway



**Bedroom**



**Bedroom**

Ascending the stairs which has been fitted with stair lift and carpet, to the first floor landing which provides access to all bedrooms and bathroom.

Bedroom one is located to the rear of the property and is a well-proportioned double. Bedroom two enjoys a front aspect, is also a spacious double and benefits from a built in wardrobe.

The box room is also located to the front of the property, this is a versatile room which would make a lovely nursery or home office.

Completing the accommodation is the shower room comprising shower enclosure with built in seat, WC and wash hand basin vanity unit.

The rear garden is laid with slabs and stone chips, there is also a fantastic single garage.

Early viewing is recommended to fully appreciate the property on offer.

## Accommodation

<b>Lounge</b>	<b>11'4" x 13'2"</b>	<b>3.46m x 4.01m</b>
<b>Dining Room</b>	<b>9'0" x 7'10"</b>	<b>2.74m x 2.39m</b>
<b>Kitchen</b>	<b>8'3" x 8'6"</b>	<b>2.52m x 2.59m</b>
<b>Bedroom</b>	<b>11'4" x 9'5"</b>	<b>3.46m x 2.87m</b>
<b>Bedroom</b>	<b>11'4" x 9'9"</b>	<b>3.46m x 2.97m</b>
<b>Box Room</b>	<b>5'11" x 6'7"</b>	<b>1.8m x 2.01m</b>
<b>Shower Room</b>	<b>6'0" x 5'9"</b>	<b>1.83m x 1.75m</b>



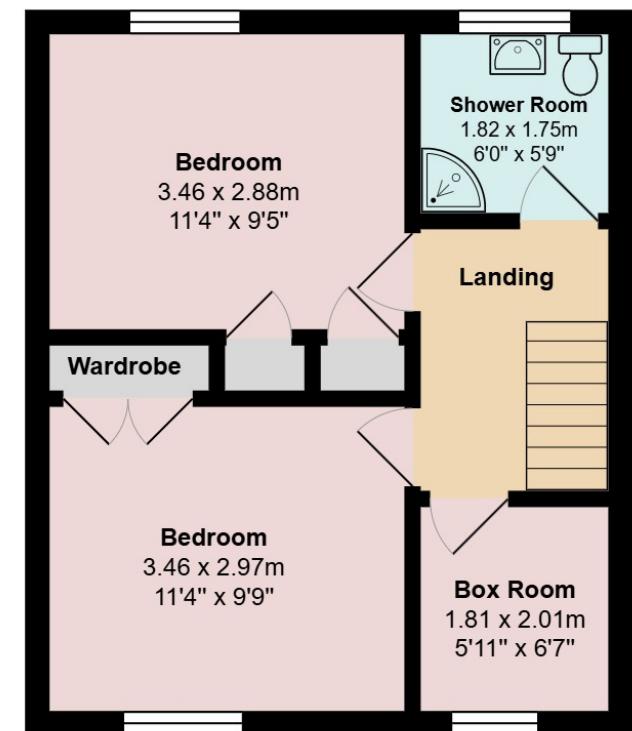
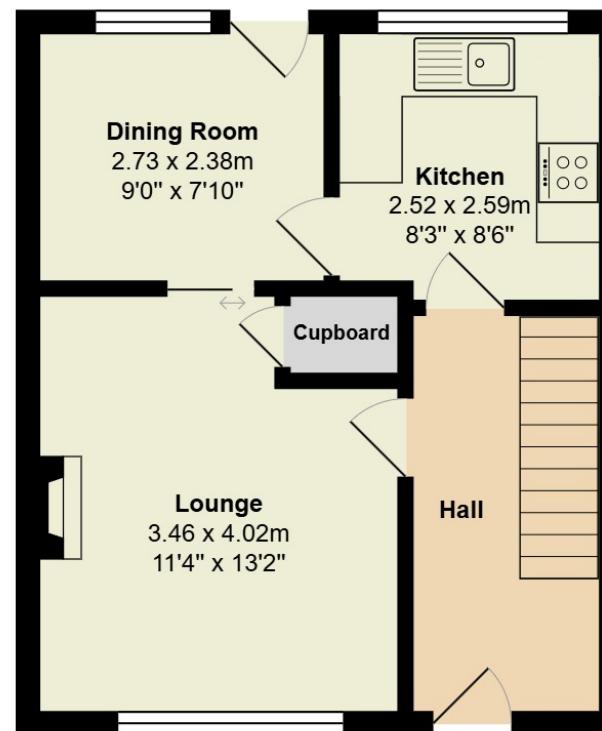
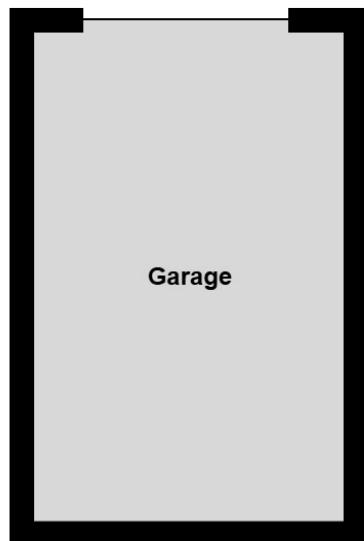
Shower Room



Garage

## Floorplan

11 Holmhead Place



## Directions

From the centre of Aberdeen head towards Bucksburn along Auchmill Road, continuing onto Inverurie Road. Just before the roundabout linking the A96 and A947, veer left along Inverurie Road and take the second left into Kepplehills Road. Continue up Kepplehills Road for some distance, taking the second left into Netherhills Avenue. At the end of this street turn right onto Newhills Avenue and Holmhead Place is then fourth on the right.

## Location

Bucksburn offers a great range of amenities including local shops, hotel, leisure activities including river walks and golf course at nearby Craibstone, along with primary and secondary schools within relatively easy walking distance. The property is within easy reach of the industrial estates at Bridge of Don, Dyce and Aberdeen Airport, with the city centre accessed via regular public transport accessible nearby. Some of the main arterial routes including the AWPR is located nearby offering access to most parts of the City. Worthy of note is the P&J Live which is easily accessible.

## Arrange a viewing

Viewing 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](mailto:property@ledinghamchalmers.com)

**lcea**.com

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.