



16 Rosehill Place,
Aberdeen, AB24 4LE

ledingham
chalmers
estate agency



Lounge



Kitchen



Dining Room

Well-presented three bedroom family home

- Three generous public rooms
- Bright, fully fitted Kitchen
- Three double Bedrooms one with Ensuite facilities
- Shower room on the ground floor
- Gorgeous rear Garden with store and workshop
- Large front Driveway



Three beds.



Two bathrooms.



Three public rooms.

Located in a popular residential area to the North of the city we are delighted to offer for sale this three bedroom, bright and spacious, well-presented semi-detached family home.

Offering generous living accommodation throughout to include three public rooms, well equipped kitchen, three bedrooms one with en suite and family shower room, this forms the perfect family home making an ideal purchase for the growing family.

Upon entering this beautiful home, you are initially greeted into the vestibule which offers a level of privacy, this then leads into the welcoming hallway which offers access to the ground floor accommodation and stairwell to the upper floor.

The bright and spacious lounge enjoys a front aspect and benefits from a superb bay window allowing effortless flow of light to naturally illuminate the room, gorgeous fireplace with wood burner, and space available for a wide range of furniture as desired.

The kitchen is located to the rear of the property and has been fitted with a wide range of base and wall units, complimenting worktops and splashback. All white goods except the fridge freezer will be included within the sale.

The dining room is another generous public room offering plentiful space for a large dining table and chairs. Double doors provide access to the sun room.

The sizeable sun room is a lovely and bright room with multiple windows and door to the garden creating a pleasant inside/ outside feel, along with ever changing garden views. This is the perfect spot to relax and unwind.



Sun Room



Shower Room



Bedroom

The first double bedroom is located on the ground floor, this is a versatile space that can be utilised to suit individual needs. A large window to the front offers a fantastic flow of light.

Completing the ground floor accommodation is the modern shower room with walk in shower, WC, wash hand basin vanity unit and heated towel rail for convenience.

Ascending the stairwell to the first floor there are two further bedrooms.

Sure to impress viewers is the principal bedroom, this is a spacious room with double built in wardrobe. A key accent is the large en suite comprising bath, WC, wash hand basin and fantastic storage cupboard.

Completing the internal accommodation is the third bedroom which is a well proportioned room with calming neutral decor and double built in wardrobe.

The well-maintained garden to the rear benefits from both lawn, and stone chip areas. The decking patio enhances the living experience, providing an outdoor oasis for relaxing and entertaining alike.

A fantastic feature is the store room which also features a workshop.

To the front there is a large driveway offering parking for several vehicles.



Ensuite Bathroom

Accommodation

Entrance Hall	3'10" x 3'7"	1.17m x 1.09m
Hallway	13'11" x 15'11"	4.24m x 4.85m
Lounge	14'11" x 12'10"	4.55m x 3.91m
Kitchen	13'11" x 7'8"	4.24m x 2.34m
Sun Room	18'3" x 12'7"	5.56m x 3.84m
Dining Room	12'10" x 11'9"	3.91m x 3.58m
Shower Room	5'11" x 10'3"	1.8m x 3.12m
Bedroom	12'10" x 13'4"	3.91m x 4.07m
Bedroom	13'8" x 14'3"	4.17m x 4.34m
Ensuite Bathroom	9'9" x 8'4"	2.97m x 2.54m
Bedroom	12'10" x 9'11"	3.91m x 3.02m
Store	8'2" x 6'8"	2.49m x 2.03m
Workshop	8'2" x 14'5"	2.49m x 4.4m



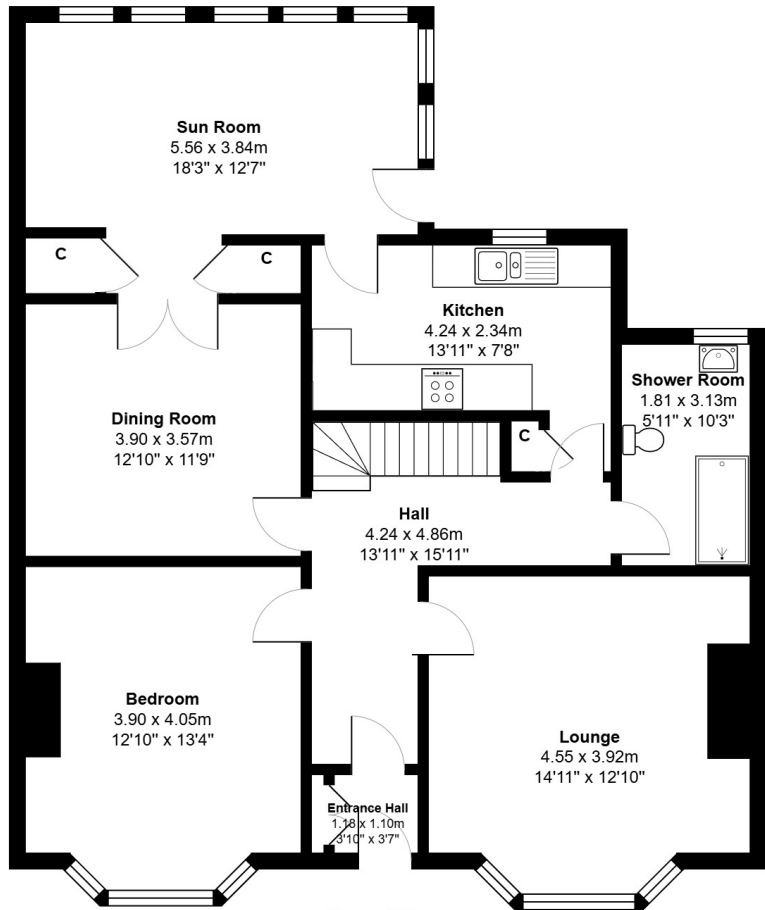
Bedroom



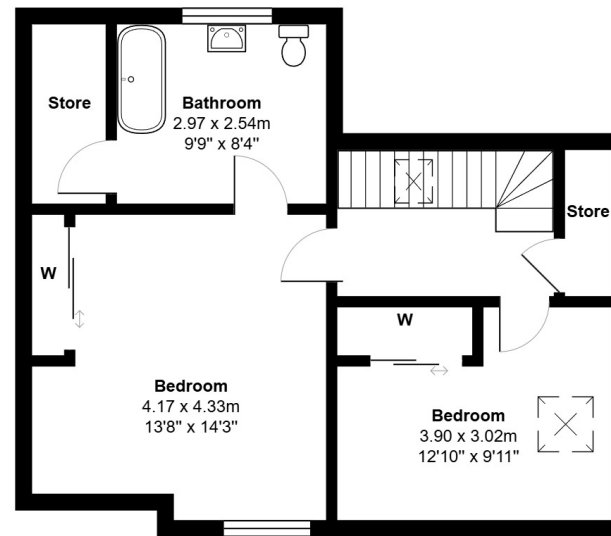
Garden

Floorplan

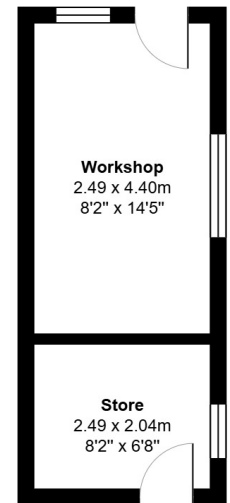
16 Rosehill Place



Ground Floor



First Floor



Directions

From Union Street, continue westwards on to Alford Place, then first right into Victoria Street. Turn left into Waverley Street and cross over Carden Place. Continue up Albert Street, Craigie Loanings and over the traffic lights at Argyll Place. Continue straight ahead on Westburn Drive until reaching the "six roads roundabout". Take the third exit on to Hilton Drive and then take the second road on the left being Rosehill Place.

Location

The property is situated within walking distance of various local shops, a bank and the Stewart Park, within a reasonable distance of Aberdeen Royal Hospitals complex and Aberdeen University Old Aberdeen complex, and a short drive to the centre of the city. The Aberdeen ring road is located within easy distance of the property, giving easy access to all parts of the city and beyond, to include to the north of Aberdeen city - Bucksburn, Dyce airport and industrial estate, as also Bridge of Don industrial estates.

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

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com