



7 Viewfield Gardens,
Aberdeen, AB15 7XN

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Semi detached home with fantastic potential set within a desirable location

- Semi detached property with great potential
- Spacious lounge with feature fire and large window
- Second public room offers great versatility
- Ground floor bedroom and bathroom
- Generous garden grounds
- Detached single garage with shared drive



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale, this charming semi detached three bedroom house, located in a peaceful street in the popular West End.

With well proportioned rooms and great outdoor space, this home provides the perfect opportunity to create a home tailored to your tastes. Set behind a wrought iron gate and low rise granite wall, the front garden is bordered by mature hedging, offering privacy and curb appeal. A path leads from the gate to the front door, which opens into a vestibule and then onto the main hallway.

To the left of the hallway is the lounge, featuring a traditional feature fireplace and large window that allows plenty of natural light to fill the room. Alcoves either side of the fire offer additional space for storage or display. On the right is the second public room, which also has a bay window and an electric fire, providing a cosy space that could serve as a formal dining room, study or playroom as desired.

Adjacent to the second public room is a double bedroom, offering flexibility for family or guests. The bathroom is fitted with a coloured suite with a bath, overhead shower, sink, and WC.

To the rear of the property is the kitchen, which features wall-to-wall built-in cupboards with sliding doors, base units with an inset sink and ample cupboard space. A window above the sink provides a view of the rear garden, and a door leads out to the garden for easy access.



Bedroom



Bathroom



Bedroom



Bedroom

Upstairs, the landing is brightened by a Velux window and gives access to the remaining accommodation and a walk-in storage cupboard. The double bedroom is of generous proportions and boasts a sizeable storage cupboard with leads into the eaves, offering further potential to maximise the space. The single bedroom completes the accommodation on this floor, ideal for use as a bedroom, office or nursery.

Outside, the property benefits from a sizeable rear garden with a lush lawn, drying green and mature shrubs and trees, creating a peaceful and private outdoor space. A detached single garage is located to the side, with a lock-block driveway offering off road parking. The shared driveway provides vehicle access from Viewfield Gardens, adding convenience and ease of access. It is worth noting this driveway is shared with only one other property.

Although the property requires modernisation throughout, it offers a fantastic opportunity to personalise and update, with ample space both inside and out. This is an excellent chance to create a lovely family home in a desirable location.

Accommodation

Lounge	13'11" x 14'3"	4.24m x 4.34m
Dining room	12'0" x 14'3"	3.66m x 4.34m
Bedroom	12'0" x 10'3"	3.66m x 3.12m
Kitchen	10'6" x 9'8"	3.2m x 2.95m
Bathroom	5'1" x 10'0"	1.55m x 3.05m
Bedroom	14'2" x 14'7"	4.32m x 4.45m
Bedroom	12'2" x 9'2"	3.71m x 2.79m
Storage	14'2" x 7'11"	4.32m x 2.41m



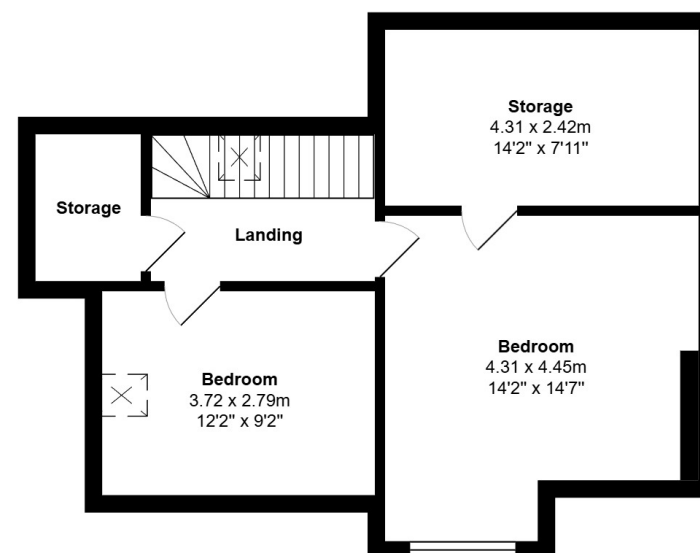
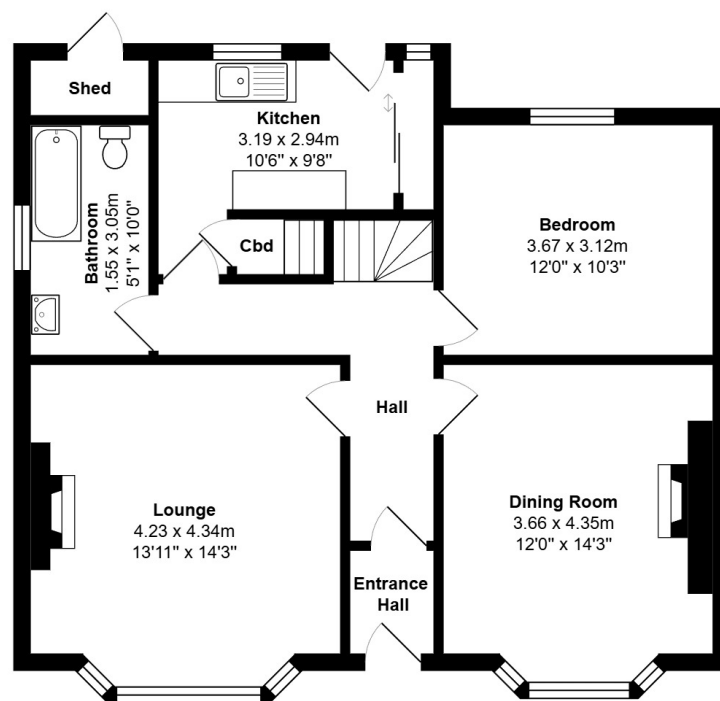
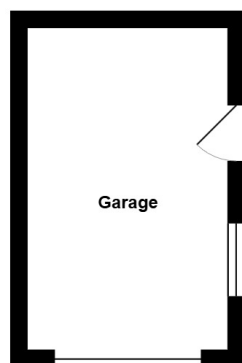
Rear Garden



Rear Garden

7 Viewfield Gardens

Floorplan



Directions

From the west end of Union Street turn into Holburn Street and turn first right into Union Grove. From here cross Anderson Drive and continue up the road till the lights and then turn right onto Springfield Road and then first right onto Viewfield Road. At the junction turn left, then take the first left onto Viewfield Gardens with the property located a short distance on the right.

Location

Viewfield Gardens is situated in the West of the city and within easy walking distance of the city centre. The property is very well placed for easy access to Queens Road and Anderson Drive being the main route to all north east business centres in Dyce, Aberdeen Airport and Foresterhill Hospital. The area is served well by local shops by a regular bus service route on Queens Road.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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