



15 Concraig Place,
Kingswells, Aberdeen, AB15 8LH

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**15 Concraig Place,
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Deceptively spacious three bedroom semi-detached home with shared driveway

- Located within the popular suburb of Kingswells
- Spacious lounge with large picture window
- Well appointed kitchen with garden access
- Three double bedrooms
- Fully enclosed rear garden
- Sizeable shared driveway, with area for off street parking



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this three bedroom semi detached home, which offers well proportioned accommodation spanning two floors.

The property is ideal for a young couple or family taking their first steps on the property ladder, with ample space to grow into. Upon entering the porch there is access to both a useful WC and the spacious lounge, which is an expansive room with large picture window overlooking the front garden. There is a sizeable cupboard located below the staircase.

Peacefully located to the rear, the kitchen is fitted with a range of white wall and base units with grey work surface and splash back tiling. There is a door which leads out to the garden and second door which leads into the dining room, which is an great additional public space and offers an excellent level of versatility and possibility.

On the upper floor there are three good sized double bedrooms, all of which benefit from built in wardrobes, with the rear aspect bedroom enjoying tree top views. The shower room is fitted with a shower enclosure, hand wash basin and WC. A hatch in the upper hall leads to a large loft space along with a built-in cupboard.

To the front, the garden is laid mainly with stone chips with slabbed path to the front door. There is a shared driveway, with an area of parking to the rear beside the fence and side gate into the garden. The rear garden is fully enclosed, making it a safe space for both pets and children to enjoy. With low maintenance at its heart, the garden is mainly laid with stone chips, with paving leading to a central patio area which is well placed to make the most of the sun. There is also a rotary dryer. The garden enjoys a secluded rear aspect.



Dining room



Bedroom

Accommodation and plans

Entrance Vestibule	4'3" x 5'1"	1.3m x 1.55m
WC	3'6" x 5'1"	1.07m x 1.55m
Lounge	17'9" x 15'3"	5.41m x 4.65m
Kitchen	8'10" x 11'1"	2.69m x 3.38m
Dining room	8'4" x 11'1"	2.54m x 3.38m
Bedroom	10'8" x 12'9"	3.25m x 3.89m
Bedroom	10'8" x 11'7"	3.25m x 3.53m
Bedroom	8'6" x 9'0"	2.59m x 2.74m
	0" x 0"	0m x 0m

Directions

Leave Aberdeen on the A944 towards Westhill, at the Kingswells roundabout take the third exit. Continue ahead at the traffic lights, following the road round and take the second turning on the right into Kingswells Crescent. Take the fourth opening on the left into Concraig Gardens and Concraig Place is the first opening on the left where no 15 is situated on the right as indicated by our For Sale sign.

Location

Kingswells is an expanding residential village within easy commuting distance of Aberdeen city centre and the business developments of Westhill, as well as the international airport at Dyce. The village is served by good public transport facilities, there is a park and ride and in the vicinity is a primary school, shopping centre, community centre and church. The secondary schools are located in Westhill.

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

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.

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