



1 Primrosehill Drive,
Aberdeen, AB24 4HY

ledingham
chalmers
estate agency



Lounge



Kitchen

Two bedroom semi-detached dwellinghouse with driveway and garage

- Driveway to front providing off street parking
- Garage with handy workshop at the rear
- Low maintenance Gardens to side and rear
- Two generous sized Double Bedrooms on the upper floor
- Centrally located Shower Room on ground floor
- Bright and spacious Lounge and well equipped Kitchen



Shower room



Two beds.



One bathroom.



One public room.

We are delighted to present for sale this traditional two storey dwelling occupying a convenient residential position, offering well proportioned accommodation over two floors together with a driveway, garage and low maintenance gardens.

This superb property provides spacious accommodation but would benefit from modernisation and upgrading throughout, offering an excellent opportunity for a purchaser to refurbish and personalise the home to their own requirements.

A welcoming entrance hallway provides access to the principal ground floor accommodation and a staircase leads you to the upper floor.

The lounge is a bright and generously proportioned public room situated to the front of the property, featuring a large bay-style window providing good natural light. The room benefits from a fireplace with surround and offers ample space for a range of furniture.

Located to the rear of the property, the kitchen has been fitted with a good range of wall and base units, contrasting work surfaces and tiled flooring. The kitchen incorporates a sink, electric oven, hob and extractor, together with space and plumbing for appliances. A door provides access to the rear of the property.

The shower room completes the ground floor accommodation and comprises of a shower enclosure, wash hand basin and WC, with tiled flooring and practical wall finishes.



Bedroom



Bedroom



Driveway / Garage



Workshop

The first double bedroom is most spacious with ample space for a range of free standing bedroom furniture. The room is flooded with natural light by the large front facing window and the further benefits from a handy cloakroom toilet, located directly off the bedroom.

The second bedroom is a further well proportioned bedroom, providing flexible accommodation, suitable for use as a double bedroom, guest room or home office if required.

The property benefits from a private driveway and garage to the front, providing useful off street parking and storage with a workshop at the rear of the garage, ideal for those with a business or hobby.

There are low maintenance garden grounds to the side and rear, offering an easily managed outdoor area with scope for landscaping and improvement according to individual preference.

Early viewing is highly recommended for those looking to create a contemporary home tailored to their own specification.

Accommodation

Lounge	12'11" x 13'9"	3.94m x 4.19m
Kitchen	10'3" x 14'5"	3.12m x 4.4m
Shower Room	6'2" x 8'8"	1.88m x 2.64m
Bedroom	16'5" x 11'7"	5.01m x 3.53m
Bedroom	16'5" x 11'6"	5.01m x 3.51m
WC	5'2" x 3'7"	1.58m x 1.09m

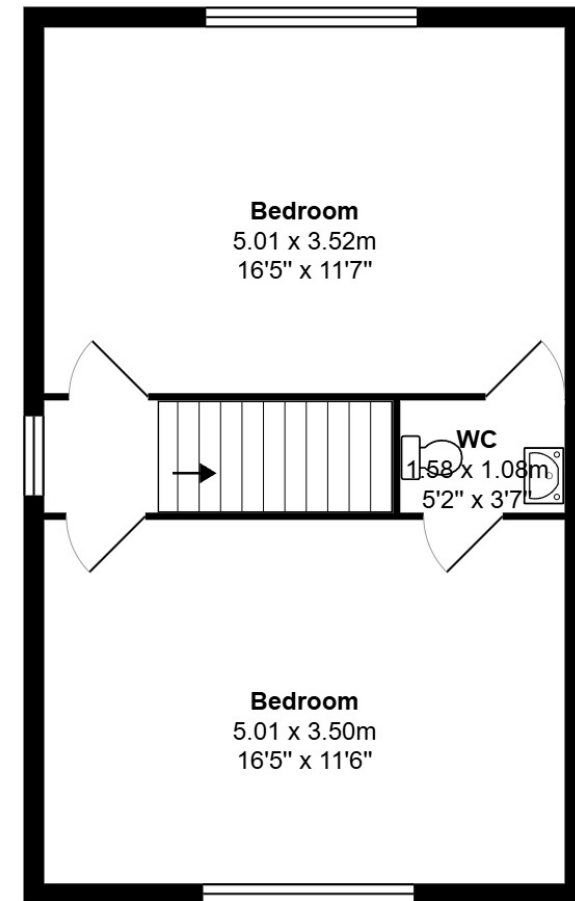
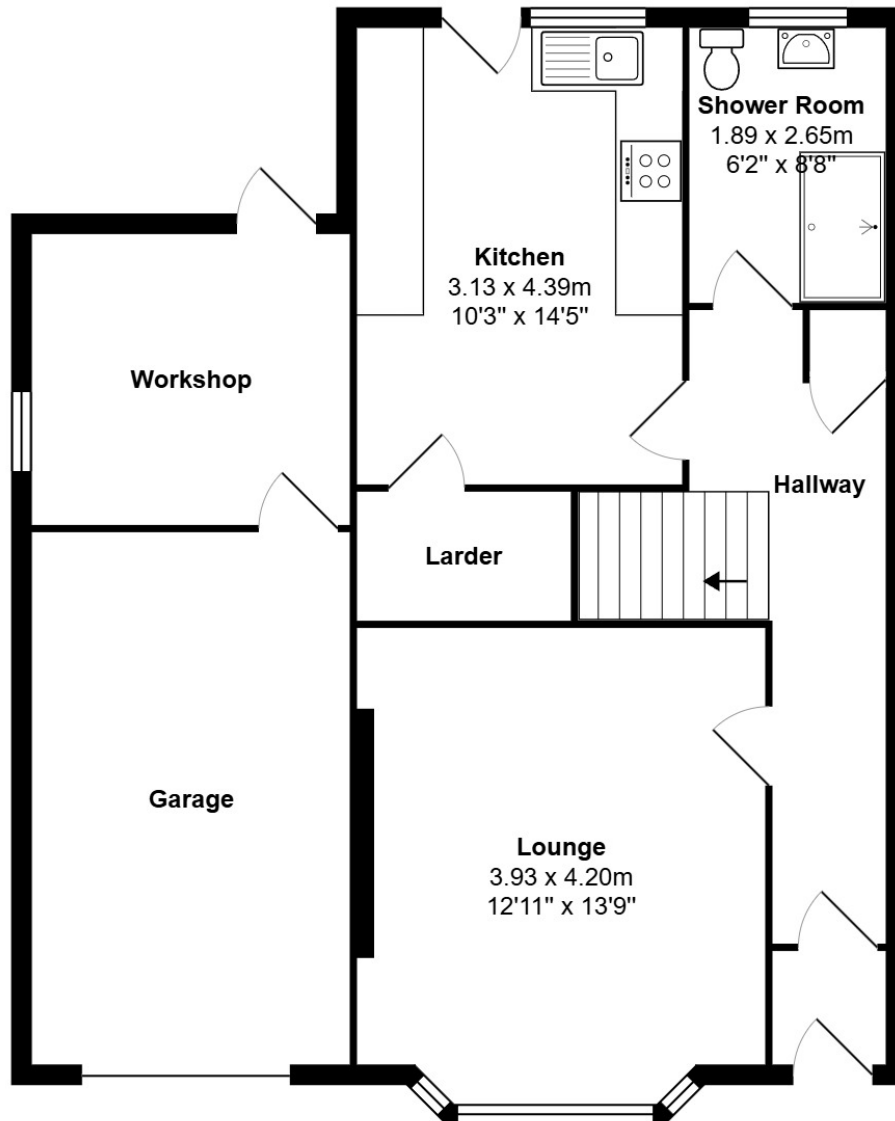


Garden



Garden

Floorplan 1 Primrosehill Drive



Directions

Heading North along Clifton Road, turn right at the lights onto Leslie Road then take the first left into Primrosehill Drive.

Location

Primrosehill Drive lies in the north of the city with easy access to Great Northern Road providing an easy commute for those working in the industrial sites at Dyce and Aberdeen Airport and the Bridge of Don. Aberdeen University and the Aberdeen Royal Infirmary Campus are both only a short walk away. The area is also well placed for easy access to the City Centre and its variety of facilities with Berryden and Kittybrewster business parks with a supermarket and other shops at hand.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.