



18 Hayfield Place,
Aberdeen, AB24 4JU

**ledingham
chalmers**
estate agency



Lounge



Well presented, two bedroom semi-detached dwelling

- Beautifully presented
- Bright and spacious, front facing Lounge
- Fully-fitted Kitchen with integrated appliances
- Two well-proportioned Bedrooms
- Expansive Garden with lawn and patio areas
- Large driveway to the front and back

Kitchen



Two beds.



One bathroom.



Two public rooms.

Kitchen

Located in a sought after and well established area of the city centre, we are delighted to offer for sale this traditional, two bedroom semi-detached dwelling.

The property is well-presented and set within generous garden grounds, offering the potential for any discerning buyer to create a fantastic family home.

On entering the home, you are welcomed into the vestibule offering a layer of privacy. You are then greeted to the bright hallway which provides access to all the ground floor accommodation.

The lounge is of generous proportions and is flooded with natural light through the large front facing window. There is a feature fireplace which creates a lovely focal point to the room. Plentiful space is afforded to host a variety of free standing furniture as desired.

The stylish kitchen has been fully fitted with a wide range of wood effect base and wall units, complimenting work tops and tiled splash back. Integrated appliances include, gas hob and electric oven, washing machine, fridge freezer and dishwasher, all of which will be included within the sale.

Directly located from the kitchen is the rear porch which is a perfectly versatile space, ideal for relaxing whilst enjoying the rear garden views, or could be converted into a utility room.

The first bedroom is located on the ground floor, this is a bright and spacious room benefiting from a large front facing window and large built in wardrobe offering fantastic storage.



Bedroom



Shower Room



Dining Room/Bedroom



Bedroom

The shower room comprises of shower enclosure, WC and wash hand basin, all wet areas have been fully aqua panelled and there is a towel rail for convenience.

The dining room is an adaptable space to suit the purchaser's requirements as this could also be used as a third bedroom.

Located directly from the dining room via staircase is the attic room consisting of the second bedroom and further storage area. The bedroom is a large double and offers ample space for free standing furniture. The walk-in storage area houses the boiler and would also convert into a fantastic en suite if desired.

At the rear there is a delightful garden with lawn and patio areas. This is an ideal setting for outdoor dining and entertaining. The shed will be included within the sale.

To the front there is a driveway which provides convenient off street parking for multiple cars as this also continues through the gate.

Accommodation

Vestibule	3'11" x 3'9"	1.19m x 1.14m
Hallway	5'11" x 3'79"	1.8m x 2.92m
Lounge	14'10" x 13'1"	4.52m x 3.99m
Kitchen	12'10" x 10'7"	3.91m x 3.23m
Porch	5'6" x 6'8"	1.68m x 2.03m
Shower Room	5'11" x 7'3"	1.8m x 2.21m
Bedroom	12'4" x 12'0"	3.76m x 3.66m
Dining Room/Bedroom	12'4" x 9'11"	3.76m x 3.02m
Bedroom	15'5" x 13'2"	4.7m x 4.01m



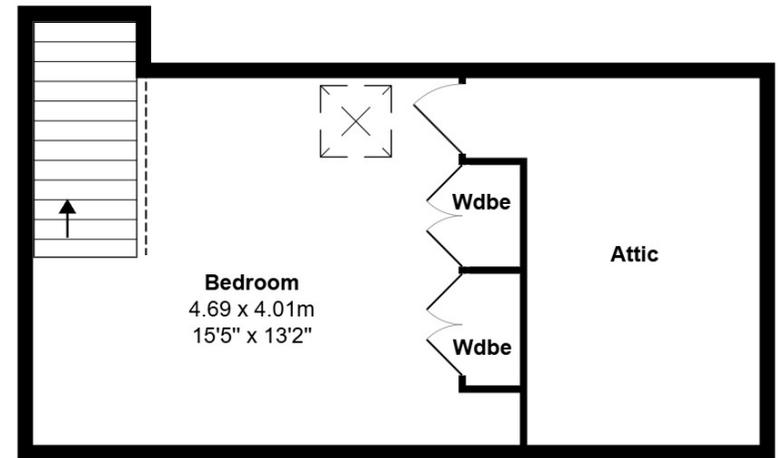
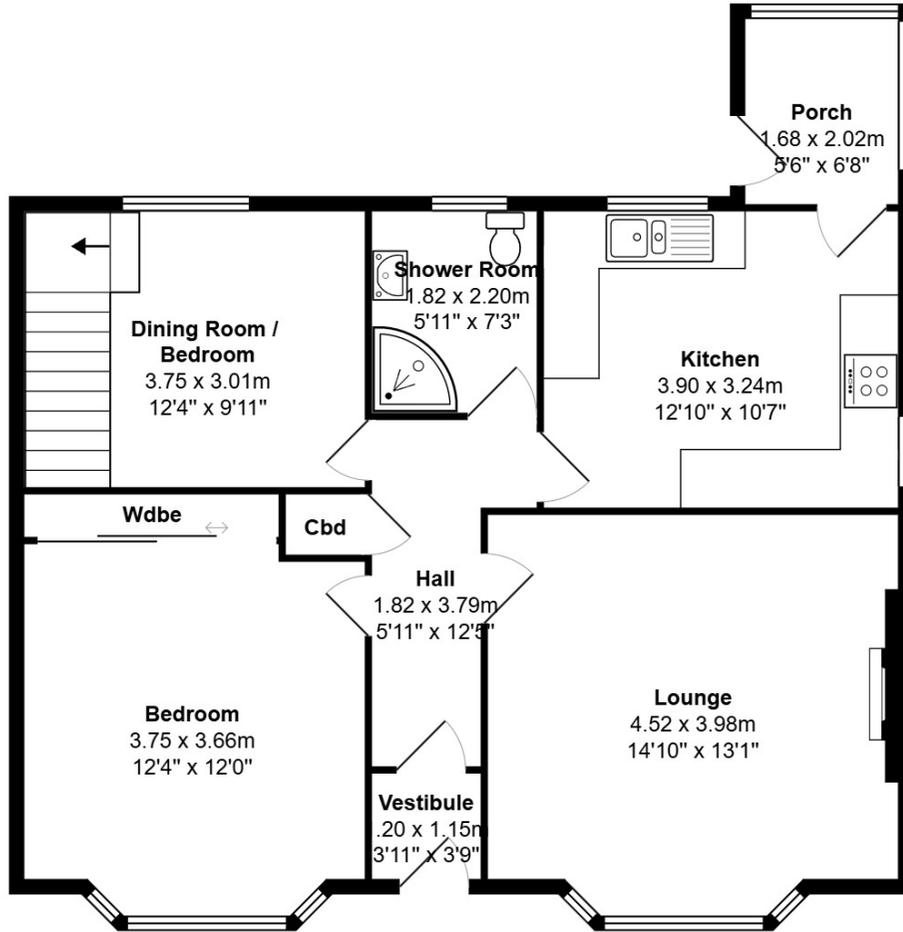
Garden



Garden

Floorplan

18 Hayfield Place



Directions

From the City centre, travel North in Rose Street, until you reach the Rosemount traffic lights and turn left. At the top of the hill, at Argyll Place, turn right. Continue straight ahead at the traffic lights at Westburn Park and continue until the first roundabout. Take the second exit, Rosehill Drive, and continue along Rosehill Drive take the first right into Hayfield Place.

Location

Hayfield Place enjoys a quiet location within a popular, well established residential area of the city, which is within a short walking distance of Aberdeen Hospitals Complex and Aberdeen University. A regular public transport service operates close by facilitating quick and easy access to the City Centre, and with Aberdeen's ring road close to hand, all other parts of the city are readily accessible. Other amenities close by include a primary school, Westburn and Victoria Parks, and a variety of local shops serving everyday needs. Larger outlets, including a Sainsbury supermarket and Next store, are available at nearby Berryden.

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

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