



**312 Broomhill Road,**  
Aberdeen, AB10 7NE

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen



Dining room

## Well presented three bedroom home with double garage and driveway

- Lovely three bedroom semi-detached home
- Bright south facing lounge with box bay window
- Stunning open plan kitchen with island and dining room
- Versatile bedroom/study on ground floor
- Charming principle bedroom with ensuite shower room
- Generous gardens, double garage & wide driveway



**Three** beds.



**Two** bathrooms.



**One** public room.



**Located in the sought-after Mannofield area of Aberdeen's West End, we are delighted to offer for sale this three bedroom semi-detached home which offers well proportioned and versatile accommodation over two floors.**

Thoughtfully designed and finished to a high standard, the property enjoys gas central heating, contemporary double glazing, and generous windows that fill each room with natural light, creating a warm and welcoming home.

A glazed entrance door opens into the vestibule and leads through to the L-shaped hallway with useful under stair cupboard, which in turn provides access to all of the ground floor accommodation along with the stair case to the upper floor.

The elegant lounge, which is a bright, south facing room, is enhanced by a large box bay window. A traditional hearth with a gas coal-effect fire adds character and soft carpeting creates a warm and inviting space to relax

Moving through to the heart of the home, the impressive open plan kitchen and dining/family room provides an ideal setting for both everyday living and entertaining. The beautifully appointed kitchen boasts generous storage, concealed lighting, a central island with granite worktop, and a full range of integrated appliances including oven, hob, fridge/freezer, dishwasher, washing machine and tumble dryer. The dining/ family room is accessed via a large opening from the kitchen and is a bright and spacious room, with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

The centrally located family bathroom features tiled flooring, part tiled walls, a white suite with shower and screen above the bath and a heated towel rail.



Bedroom



Ensuite



Bedroom



Views

Also on the ground floor is bedroom three, currently suited as a study, complete with built-in storage there is a secondary cupboard which houses the central heating boiler. The room is finished with laminate flooring, crisp white walls and a large window to the rear.

A carpeted staircase leads to the upper floor, where the principle bedroom enjoys a peaceful rear aspect over looking the garden grounds. The room is enhanced further by built-in wardrobes and an enviable ensuite shower room comprising walk-in shower enclosure, storage vanity unit with inset sink and wc along with a heated towel rail. A partition wall separates the principle bedroom to create an enviable dressing room which is currently used as a child's bedrooms.

A further well-proportioned bedroom enjoys a sunny open outlook to the front. This bedroom also benefits from fitted wardrobes with sliding doors and a walk-in cupboard.

It is worth noting the loft hatch is located on the first floor landing, with the loft space being floored, lined and boasting a south facing velux window. This space is currently used as an art studio.

Outside, the gardens wrap around the front, side and rear of the property, mainly laid to lawn with mature shrubs for easy maintenance. The side garden is enhanced by a large 8ft x 12ft shed, which is kindly included in the sale. The modern double garage, is fitted with light and power and located to the rear of the property. In front of the garage is a wide driveway which provides excellent off street parking for multiple vehicles and is accessed from Cranford Road.

This outstanding home offers superb family accommodation in a highly desirable location, presented in move-in condition and thoughtfully designed for comfortable, modern living.



Accommodation

Lounge	14'4" x 11'9"	4.37m x 3.58m
Kitchen	13'9" x 12'11"	4.19m x 3.94m
Dining area	13'3" x 10'11"	4.04m x 3.33m
Bedroom/study	6'7" x 11'10"	2.01m x 3.61m
Bathroom	9'11" x 4'7"	3.02m x 1.4m
Bedroom	12'8" x 10'8"	3.86m x 3.25m
Bedroom	9'7" x 9'6"	2.92m x 2.9m
Ensuite	8'4" x 4'11"	2.54m x 1.5m
Dressing room	5'1" x 9'6"	1.55m x 2.9m

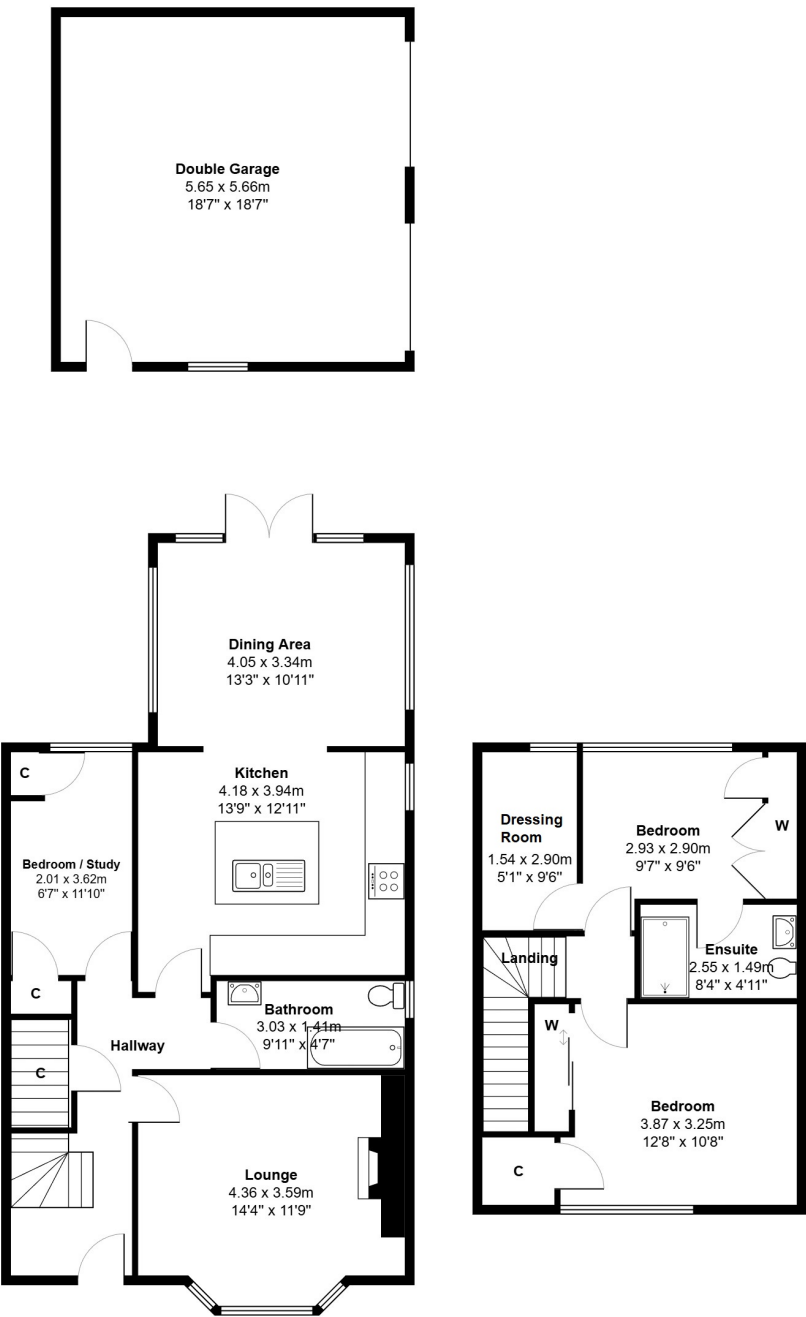


Rear Garden



Double Garage

Floorplan



## Directions

Traveling west on Union Street, turn left into Holburn Street and continue over the first set of traffic lights. At the first roundabout take the third exit right. At the next roundabout take the third exit into Broomhill Road. Number 312 is located on the right hand side at the junction with Cranford Road.

## Location

Broomhill Road provides easy access and transport routes to all parts of the City including the Business Centers to the North and West of the City, the Foresterhill Complex and the RGU Campus. The area is well served by excellent primary and secondary schools, local nurseries and a variety of shops, community and leisure facilities. There is also easy access to larger supermarkets and other shopping outlets at the nearby Bridge of Dee.

## Arrange a viewing

Viewing By appointment telephone 07881 692253 or 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.