



4 Graeme Avenue,
Dyce, Aberdeen, AB21 7BU

**ledingham
chalmers**
estate agency



Porch



Lounge / Dining Room

Two bedroom semi detached dwellinghouse with driveway and garage

- Located in a quiet residential street in Dyce
- Two good sized Double Bedrooms
- Modern Shower Room with ample storage
- Spacious Kitchen with appliances included
- Lounge with space for dining
- Gardens surrounding the property and detached Garage



Lounge / Dining Room



Two beds.



One bathroom.



Two public rooms.

We are delighted to present for sale this two bedroom semi detached dwelling house situated on a large corner plot in a quiet street within a popular residential area of Dyce.

Although requiring a degree of modernisation, this fantastic family home has been well maintained over the years by the current owner and offers generous accommodation throughout. The property enjoys the benefits of gas central heating and double glazing and a driveway to the side provides off street parking, leading to garage which is equipped with power, light and a handy workshop.

Upon entry, the fabulous porch provides the perfect retreat to sit and relax in the summer months, enjoying a pleasant outlook over the surrounding garden grounds. The porch provides access to the hallway which boasts an excellent under stair cupboard and leads through to the lounge which enjoys space for a range of both living and dining furniture and features dual aspect windows allowing an abundance of natural light to flood the room. The fully fitted kitchen is located to the rear and is fitted with an array of base, drawer and wall mounted units with co-ordinating work surfaces and splashback tiling behind. All appliances are to be included as part of the sale and will remain. A door from the kitchen provides access out to the rear garden and garage.



Kitchen



Bedroom 1



Bedroom 2



Shower Room

Upstairs, the carpeted landing provides access to a fully floored loft space with power and light. There are two excellent sized double bedrooms, both of which allow space for a range of bedroom furniture and bedroom two benefits from built-in wardrobes and cupboards. The modern shower room completes the internal accommodation and is fitted with a shower enclosure set into stylish aqua panel, WC and wash hand basin set into white gloss vanity unit with grey concrete effect surfaces, heated towel rail and spotlights.

Occupying a generous corner plot, the wonderful garden grounds surround the property. The front garden is laid in lawn with hedges, shrubs and colourful plants in the borders adding a degree of privacy to the property. The garden to the side boasts further shrubs, plants and trees and hosts a greenhouse, ideal for keen gardeners. A driveway to the side provides off street parking and leads to the detached garage which is equipped with power, light and a workshop at the rear. There is a patio at the rear which provides an ideal private spot to enjoy the weather in the summer months.

Early viewing is highly recommended to appreciate the quiet and peaceful location on offer.

Accommodation



Garden



Garden / Garage

Floorplan



Directions

On entering Dyce from Stoneywood Road, travel straight on at the roundabout at the Marriott hotel onto Victoria Street. Continue along for some distance and take the 7th right onto Gladstone Place. Continue along and take the 2nd left into Graeme Avenue.

Location

Dyce is a popular suburb of Aberdeen linked to the City by both good road and rail public transport facilities, to both the north and south of the City. The area is well served by Primary and Secondary Schools, shopping facilities including an Asda Superstore and is extremely convenient for the Airport and the oil related offices at Bridge of Don and Dyce with other various oil offices throughout the City being more readily assessable via the AWPR.

Arrange a viewing

Viewing By appointment telephone 07880 788868 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.