



69 Queens Den,
Aberdeen, AB15 8BN

Offers over **£360,000**

**ledingham
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estate agency



Lounge



Kitchen / diner



Kitchen / diner

Deceptively spacious three bedroom detached home located in a desirable residential location

- Desirable location west of the city
- Private setting within a quiet cul-de-sac
- Bright and spacious lounge with bay window
- Modern kitchen with area for dining
- Well maintained garden grounds
- Single garage with sizeable driveway



Three beds.



Two bathrooms.



One public room.

Located within a quiet cul de sac, in a popular residential area, this immaculate three bedroom detached family home with garage is offered for sale.

Built by the highly regarded Malcolm Allan Housebuilders, the property has been finished to a high standard and benefits from upgrades in the recent years by the current owners, including a recently installed kitchen.

The entrance vestibule has wood effect flooring and a glazed door leading to the hall which has a staircase leading to the upper floor. There is a large walk-in pantry which is found under the stairs.

The inviting lounge has a bay window to the front which fills the room with natural light. A feature fire place is a lovely focal point.

In recent years the current owners have combined the dining room and kitchen to create a large open plan kitchen diner, suited perfectly for family life, while retaining a separate lounge.

The kitchen is fitted with a range of stylish light grey units with co-ordinating worktops and integrated appliances including gas hob with overhead extractor, double oven and microwave. The modern splash back tiling adds a stylish finish to the space.

The dining area boasts a large picture window to the front and ample space for free standing furniture as desired.

Bedroom Three is located on the ground floor and has a range of fitted storage cupboards and is decorated in neutral tones with cream carpeting. French doors lead to the garden, which further enhances the versatility of this room.



Bedroom



Bedroom



Bedroom



Shower room

The family bathroom is particularly spacious and is fitted with a modern white suite comprising of shower enclosure with electric shower, bath, wc, hand wash basin and wood effect flooring.

Ascending the stair case to the upper floor the half landing features an opaque window which provides good natural light to both the ground floor and upper hall.

The bedroom One has two fitted wardrobes and two velux windows providing excellent light. Bedroom Two has a rear aspect and double fitted wardrobes. Completing the layout is the shower room which has a modern white suite, linen cupboard and velux window.

The property is set on a generous plot with gardens to the front and rear. The front garden has an area of lawn, boarded by mature flower beds containing shrubbery and season flowers. To the left of the property is a lock block driveway with parking for several vehicles. The property has a single garage with up and over electric door, range of fitted storage, pitched roof, light and power. A door in the garage leads to the rear garden.

The garden to the rear is paved, with area of lawn boarded by raised beds stocked with shrubs and flowers. There are a selection of apple, cherry and plum trees along with an established black currant bush located throughout the garden. There is a gate which gives access to the Den of Maidencraig which provides lovely local walks with a peaceful backdrop. There is an area of patio located by Bedroom Three, which is perfectly placed to make the most of the sun. There is a timber garden shed and access to the garage.

This lovely home is in pristine order throughout and internal inspection is recommended to fully appreciate the many fine attributes on offer.

Accommodation

Living room	14'1" x 13'0"	4.29m x 3.96m
Kitchen	10'7" x 9'10"	3.23m x 3m
Dining room	9'6" x 9'10"	2.9m x 3m
Bedroom	11'0" x 11'7"	3.35m x 3.53m
Bathroom	11'0" x 11'3"	3.35m x 3.43m
Bedroom	14'5" x 16'8"	4.4m x 5.08m
Bedroom	14'5" x 11'5"	4.4m x 3.48m
Shower room	6'8" x 8'10"	2.03m x 2.69m
Garage	9'2" x 18'11"	2.79m x 5.77m

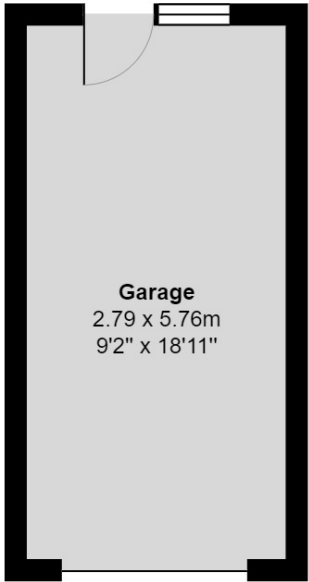
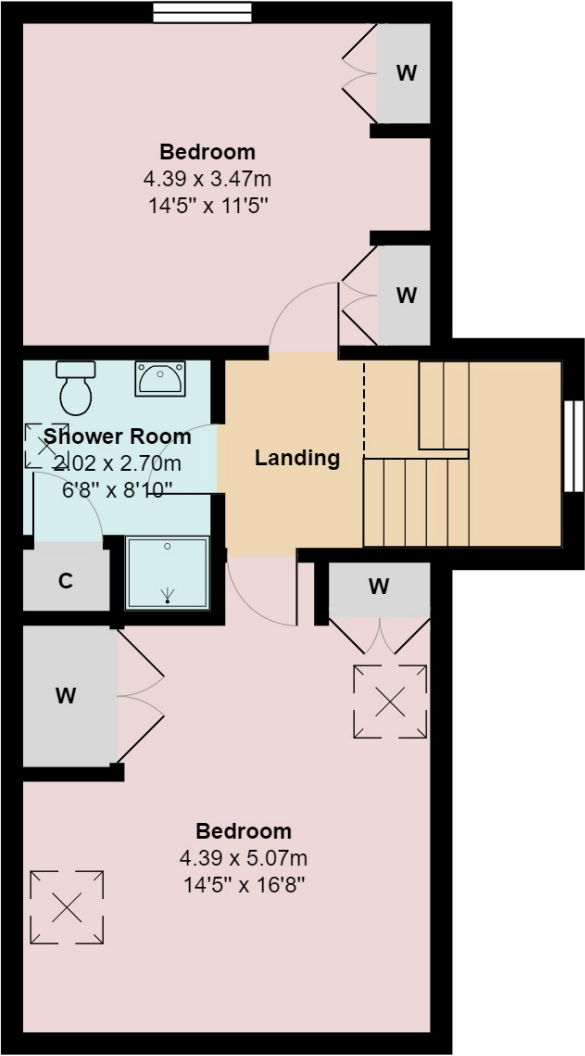


Rear garden



Aerial view

Floorplan
69 Queens Den



Directions

From Aberdeen travel west along Queens Road proceeding straight ahead at the Hazlehead roundabout. After the entrance to Woodend Hospital turn right into Queens Den. Continue on the road, taking the second left into the cul-de-sac where number 69 is located on the right.

Location

Queens Den is an established residential development of executive homes on the westerly outskirts of the city. The open spaces of Maidencraig Wood and Hazlehead Park are nearby for leisurely walks, outdoor sports or a choice of 9 or 18 hole golf courses. There are local shops nearby and a regular bus service to the city centre. There are also primary, secondary and nursery schools nearby, with several private schools including an international school in the city. There is easy access to the, AWPR, business sites at Westhill and the Prime Four Development in Kingswells, as well as the city centre, the suburbs and the airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.