



**16 Hazlewood Wynd**  
Aberdeen AB15 8UU

**ledingham  
chalmers**  
estate agency





Lounge





Dining/Kitchen



Bedroom One

**Stunning four bedroom new-build home in prestigious west end location**



**Four beds.**



**Two bathrooms.**



**Four public rooms.**



## Stunning four bedroom new-build home in prestigious West End location.

The Maple is one of Dandara's most popular 4-bedroom family homes and is extremely energy efficient, this particular home is detached with an integral garage.

On entering the property there is a generous hall featuring a cupboard, ideal for coats/ shoes. The lounge is located to the front of the property double doors lead through into the stunning open plan kitchen/ dining / family area, which provides plenty of space for relaxing or entertaining family and friends, the kitchen can also be accessed from the hallway. With contemporary units and breakfast bar the kitchen is finished to the highest standard and features brand new integrated appliances ( fridge/ freezer, dishwasher, oven, hob and cooker hood). French doors from the sunroom to the garden link inside and out on warm sunny days. Completing the ground floor accommodation there is a W.C. located off the hall and a utility room off the kitchen, which leads to the integral garage and also gives additional access to the garden.

Upstairs, there are 4 bedrooms, three generous doubles and a spacious single room, which could also be used as a home office. The Primary bedroom has its own en-suite and fitted wardrobe. A contemporary family bathroom with shower over the bath and heated towel rail as standard, and a generous storage cupboard located in the upper hall complete the upstairs accommodation.



Ensuite



Bedroom





Dining/Kitchen



Bedroom One

Outside there is parking for 2 cars on the driveway, the front garden is turfed and landscaped. The rear garden is fully enclosed to keep both children and pets secure, seeded and has a patio area ideal for al fresco dining and relaxing.

Photovoltaic panels are fitted to the home and an EV Charger is also provided.

The property comes with a full 10-year NHBC warranty and 2 year builders warranty.

This property comes complete with Amtico flooring in entrance hallway, dining kitchen, utility and wet rooms and plush carpet to lounge, stairs, upper hallway and all bedrooms. Some other incentives are available, please talk to sales advisor about this.

Every detail has been finished to the highest standards and specification, designed to deliver comfort, quality and style, in this extremely energy efficient home.

Please note photographs are of a previous Maple show home not the home for sale and are for illustration only.

Viewing is by appointment or walk in welcome at Dandara's Sales and marketing suite, Hazelwood development on Countesswells Avenue AB15 8LX available 7 days a week Monday – Friday 10am -5pm and weekends 11am -5pm. Please call 01224 310178 or book via website at [www.dandara.com](http://www.dandara.com)



Accommodation

Lounge	16'6" x 12'3"	5.03m x 3.73m
Dining/Kitchen	30'1" x 9'8"	9.17m x 2.95m
Utility room	9'2" x 5'5"	2.79m x 1.65m
WC	6'10" x 3'11"	2.08m x 1.19m
Garage	16'2" x 9'7"	4.93m x 2.92m
Bedroom one	13'7" x 11'9"	4.14m x 3.58m
Bedroom Two	13'5" x 9'11"	4.09m x 3.02m
Bedroom Three	11'9" x 10'9"	3.58m x 3.28m
Bedroom Four	10'11" x 9'2"	3.33m x 2.79m
Bathroom	8'5" x 6'11"	2.57m x 2.11m
Ensuite	8'8" x 7'7"	2.64m x 2.31m



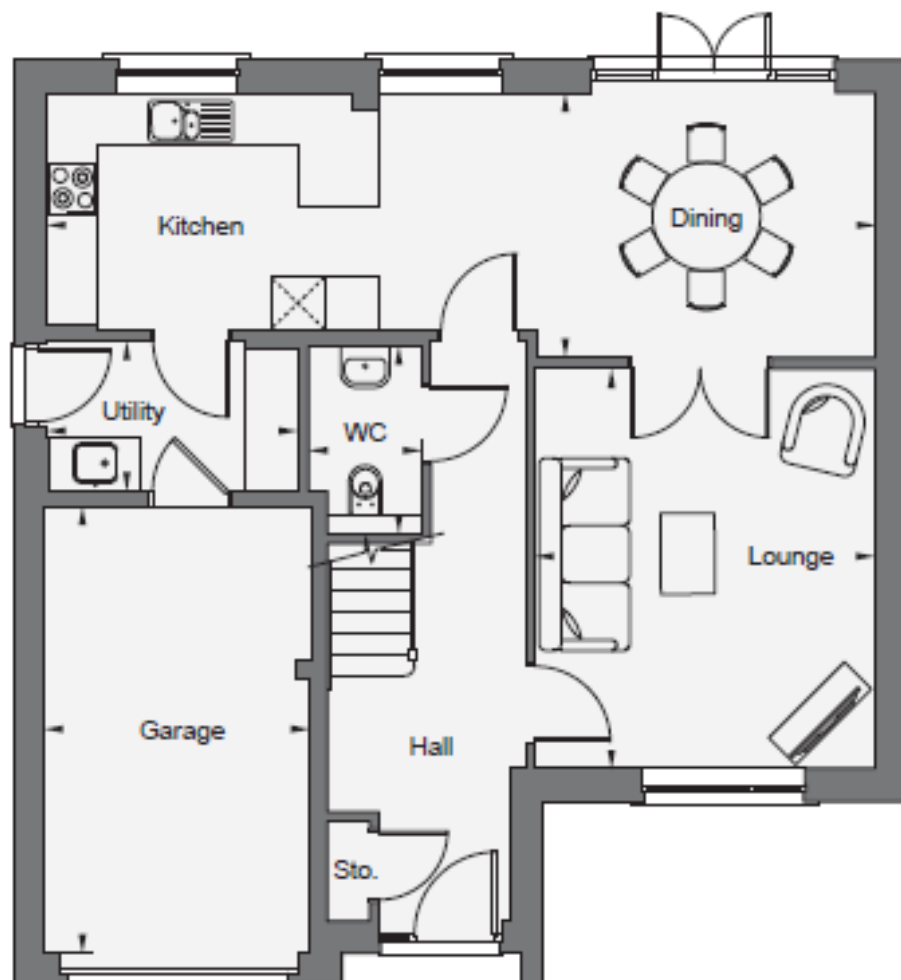
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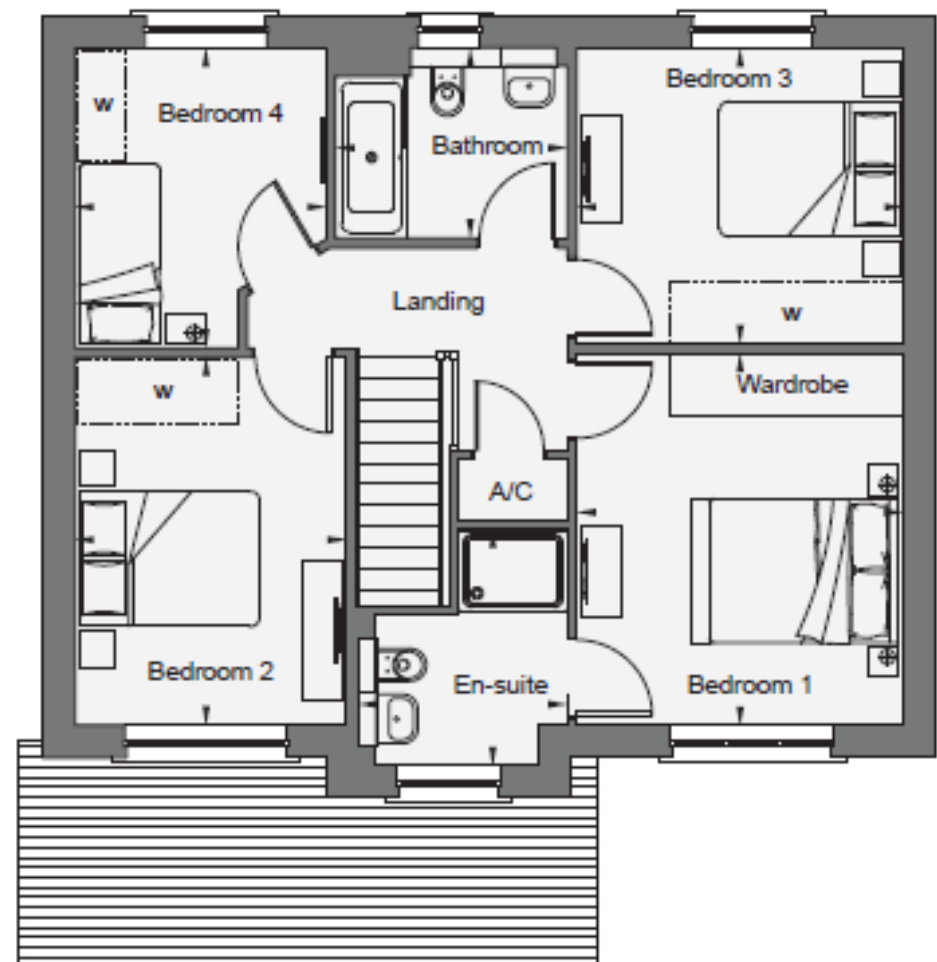
Bedroom

## Floorplan

### Ground Floor



### First Floor



## Directions

From the west end of Union Street continue into Holburn Street; and take first right into Union Grove; travel straight ahead onto Seafield Road. At the traffic lights continue straight ahead onto Countesswells Road, at the roundabout turn right in to the main Dandara development on Countesswells Avenue.

## Location

Hazelwood is perfectly situated in the West End of Aberdeen. There are good public transport links with both Aberdeen centre close by and a short drive takes you to the Aberdeen ring road offering easy commuting both north and south of the city. A short walk takes you to Hazlehead Park, with facilities including golf course, coffee shop and much-loved play park. There are good education facilities and a range of local shops, including Aldi Supermarket, Coop, pet shop and coffee shop all very close by. Airyhall Library and health centre are also right on your doorstep.

## Arrange a viewing

Viewing By appointment telephone 01224 310178 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://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.