



28 Craigievar Crescent,
Garthdee, AB10 7DD

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Shower room

Spacious family home with generous garden grounds

- Three bedroom end terraced dwellinghouse
- Bright dual aspect lounge
- Well proportion kitchen with garden views
- Three double bedrooms, all with built-in storage
- Generous garden grounds
- Convenient location close to Robert Gordon University



Three beds.



One bathroom.



One public room.

Situated within a popular and well established residential area of Garthdee, we are delighted to offer for sale this spacious three bedroom end terraced dwellinghouse.

Enjoying a convenient location close to a wide range of local amenities, Robert Gordon University and excellent transport links. The property benefits from gas central heating, double glazing and generous room proportions, creating a comfortable and welcoming family home.

Entry is gained via a spacious vestibule, which boasts a large under stair cupboard and leads into the central hallway. The bright and inviting lounge enjoys a dual-aspect outlook, allowing excellent levels of natural light to fill the room throughout the day. A centrally placed fire place creates a lovely focal point.

Located to the rear, the well proportioned kitchen is fitted with a range of wall and base units, complemented by co-ordinated work surfaces and splash back tiling. A pleasant outlook over the rear garden enhances the room. A rear hall, accessed from the kitchen, gives access to a sizeable cupboard and the rear garden.

Completing the ground floor accommodation, the shower room is fitted with a white three-piece suite comprising a shower enclosure, WC and wash hand basin.

Ascending the carpeted staircase, a large window on the half landing fills the upper hallway with natural light.



Bedroom



Bedroom



Bedroom

The first floor provides access to three well proportioned double bedrooms, all benefiting from built-in storage. The principal bedroom enjoys a dual aspect outlook, while the remaining bedrooms are equally generous in size and provide flexible accommodation.

An extensive loft can be accessed via a hatch on the first floor landing.

Externally, the property is set within generous garden grounds to both the front and rear. The front garden is laid mainly to lawn and enhanced by mature shrubs and trees, creating an attractive first impression.

To the rear, the fully enclosed garden provides a safe and private outdoor space, predominantly laid to lawn and complemented by a garden shed and patio.



Rear Garden

Accommodation



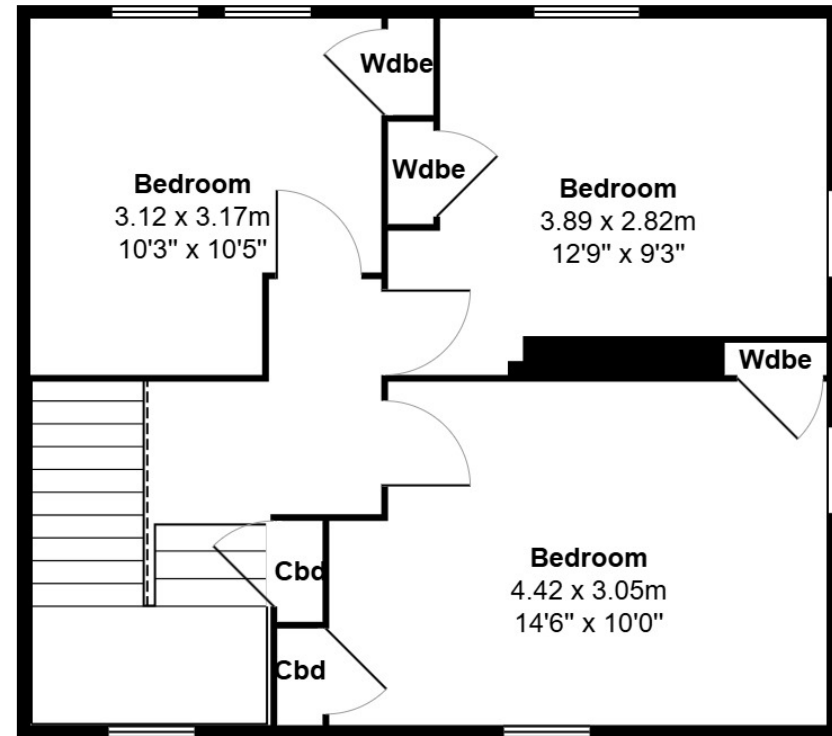
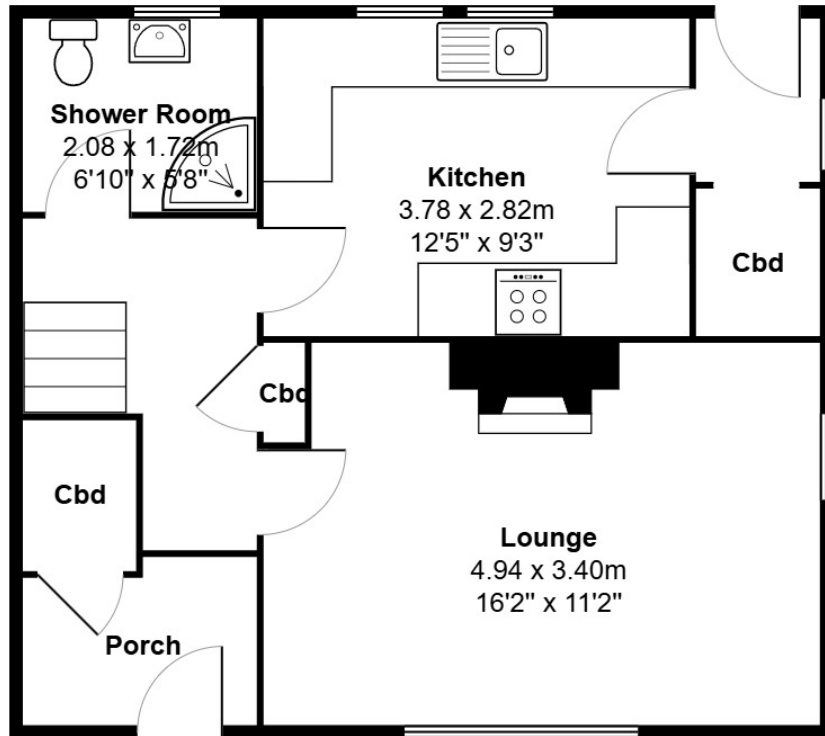
Rear Garden



Front Garden

Floorplan

28 Craigievar Crescent



Directions

From Aberdeen, travel southwards on Holburn Street to the Bridge of Dee Roundabout. At the roundabout take the second exit onto Garthdee Road. Continue up Garthdee Road and turn right into Craigievar Road. At the end of the road turn left onto Craigievar Crescent.

Location

Garthdee is a well established residential area situated within easy reach of the city centre. The area offers excellent local amenities including recreational facilities, a health centre and a wide range of shops at the Bridge of Dee Retail Park. The AWPR is five minutes' drive away giving quick access to the west and north of the city. There is regular public transport nearby. Walkers, runners and cyclists are well provided for with easy access to the Deeside Way and riverside walks along the Dee.

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

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com