



97 Laverock Braes Drive,
Bridge of Don, Aberdeen, AB22 9AR

**ledingham
chalmers**
estate agency



Family room



Kitchen Diner



Lounge

Immaculate five bedroom detached dwellinghouse with double garage

- Located in a well sought after new development
- Within close proximity to a range of local amenities
- Truly ready to move into with modern decor and finishes
- Fantastic open plan Kitchen / Dining / Family Room
- Driveway providing off street parking and Double Garage
- Generous fully enclosed Garden to rear



Five beds.



Three bathrooms.



Two public rooms.

Located within the Grandhome development in the sought after area of Bridge of Don, we are delighted to offer for sale this immaculately presented five bedroom detached home with double integral garage.

Designed with both style and practicality in mind, this exceptional home further benefits from a combined gas central heating and heat pump system, ensuring year-round comfort and energy efficiency. The property is truly ready to move into, enjoying neutral decor and excellent storage facilities, making this property the ideal purchase for the growing family.

Upon entry the vestibule is most welcoming, boasts a storage cupboard and leads into the inner hallway which also benefits from further storage. The well proportioned lounge features a large picture window overlooking the front, allowing an abundance of natural light to flood the room. This property has all the contemporary space you desire and most notable is its expansive open plan kitchen/family/dining area, which boasts a stylish designer kitchen with the latest integrated appliances, sleek countertops, ample storage and a stylish breakfast bar - perfect for casual dining. This gorgeous light filled space welcomes everyone together with French doors that allow you to welcome the outside in too. A separate utility room which links to the integral double garage provides a practical space to accommodate all your laundry and storage needs. The ground floor is complemented by a downstairs WC.



Bedroom



Bedroom



Bedroom



Shower room

A carpeted staircase takes you to the upper floor landing which boasts two built-in storage cupboards and provides access to all remaining accommodation. The magnificent principle suite enjoys the luxury of a beautiful Juliet balcony, built-in wardrobes and a contemporary en-suite shower room, while the guest bedroom benefits from fitted wardrobes and its own en-suite. There are two further double bedrooms which are generously sized, each offering integrated wardrobe storage, plus a fifth bedroom which can be used as a convenient home office, nursery or play room. Completing the accommodation is the spacious and stylish family bathroom which has been finished to an exceptional standard and is fitted with a bath set into tiled walls, separate shower enclosure, WC, wash hand basin set into modern vanity unit, heated towel rail and spotlights.

To the front, a driveway provides off street parking and leads to the double garage which is equipped with power, light and electric doors. The front garden is laid in lawn with colourful plants in the borders adding a pop of colour to the space. The rear garden is mostly laid in lawn with a fantastic patio area, this outdoor sanctuary is a true highlight, offering privacy, security, and stunning panoramic views. Perfect for children, pets, and entertaining, the garden provides a seamless blend of indoor and outdoor living, making it a rare and exceptional feature of the home.

Early viewing is highly recommended to fully appreciate the unparalleled elegance, superior accommodation, and exceptional outdoor space this outstanding residence has to offer.

Accommodation

Hallway	22'7" x 7'0"	6.89m x 2.13m
Lounge	16'2" x 16'2"	4.93m x 4.93m
Kitchen/Dining/Family Room	34'3" x 14'5"	10.44m x 4.4m
Utility room	6'9" x 12'10"	2.06m x 3.91m
WC	6'8" x 5'1"	2.03m x 1.55m
Master Bedroom	13'5" x 16'2"	4.09m x 4.93m
Ensuite	7'9" x 13'6"	2.36m x 4.12m
Bedroom	13'0" x 17'3"	3.96m x 5.26m
Ensuite	8'7" x 6'10"	2.62m x 2.08m
Bedroom	13'0" x 10'0"	3.96m x 3.05m
Bedroom	8'9" x 10'0"	2.67m x 3.05m
Bedroom	16'0" x 10'0"	4.88m x 3.05m
Bathroom	10'0" x 8'1"	3.05m x 2.46m



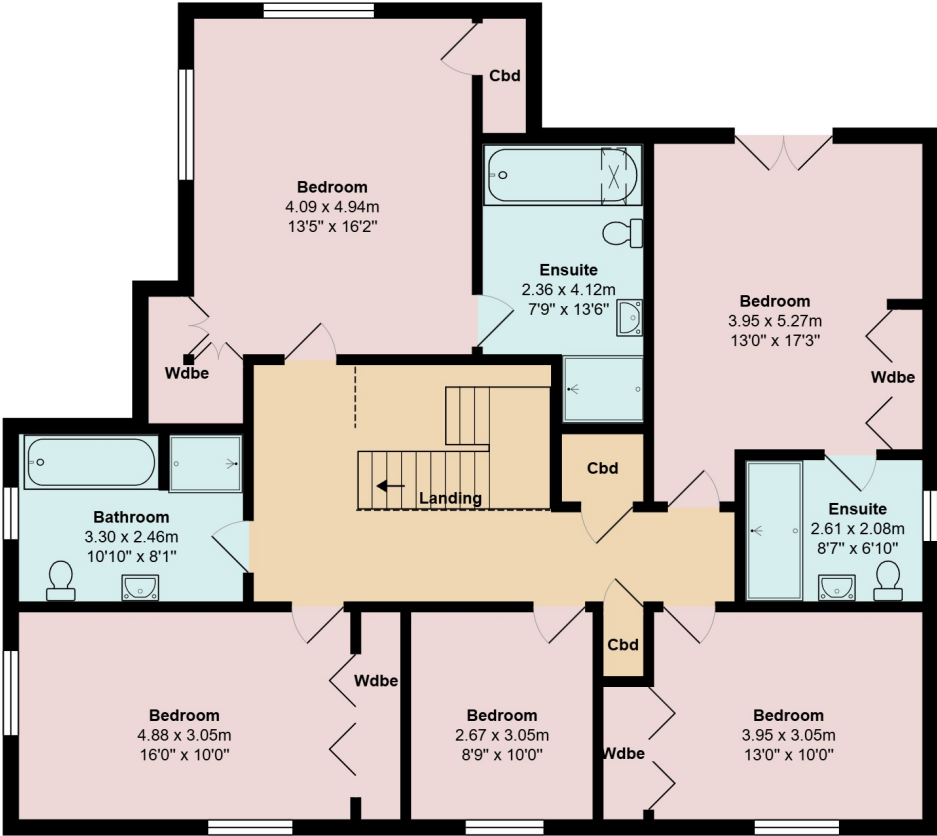
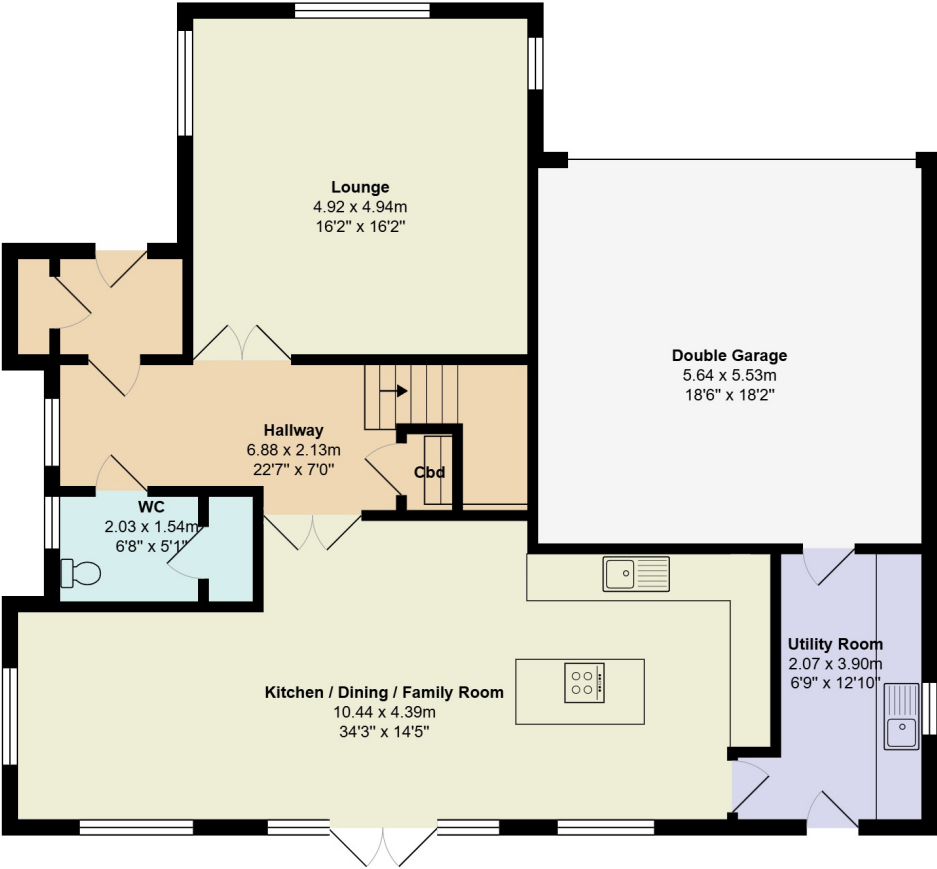
Views



Rear Garden

Floorplan

97 Laverock Braes Drive



Directions

To drive from Union Street to 99 Laverock Braes Drive, AB22 9AR, head west on Union Street towards Holburn Junction. Continue onto Alford Place, then turn right onto Rubislaw Terrace. Follow the road as it becomes Queen's Road. At the roundabout, take the second exit onto Anderson Drive (A90). Continue on Anderson Drive, then take the exit towards Balgownie Road. Turn right onto Balgownie Road, then left onto Laverock Braes Drive.

Location

Bridge of Don is a popular residential area situated some four miles from the centre of Aberdeen, with the area being well served by local shops including an ASDA Superstore, M&S Foodhall, Primary and Secondary Schools and by public transport facilities. Most parts of Aberdeen are readily accessible by a variety of arterial routes, with the location also being extremely convenient for the Airport and oil related offices at both Bridge of Don, Dyce and around the City with easy access by the AWPR.

Arrange a viewing

Contact us

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

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.