



21 Brown Street,
Woodside, Aberdeen, AB24 4EZ

**ledingham
chalmers**
estate agency





Lounge



Dining room

Three bedroom end-terraced dwellinghouse with garage

- Fabulous location with local amenities close by
- Three generous sized Bedrooms on the upper floor
- Delightful Lounge with bay window to front
- Beautiful Dining Room with aspect to rear
- Well equipped Kitchen with appliances included in sale
- Driveway to front leading to single Garage



Three beds.



One bathroom.



Two public rooms.

We are pleased to offer for sale this three bedroom mid terraced dwellinghouse which has a pleasant enclosed rear garden and is situated in a quiet street in an established residential area.

The property offers well proportioned adaptable living accommodation spanning two floors and benefits from gas central centring, double glazed windows and driveway to side leading to a single garage.

Upon entering, a spacious entrance vestibule and welcoming hallway lead onto the bay windowed lounge to the front which is generous in size, allowing ample space for a range of soft furnishings.

The dining room enjoys an outlook to the rear and boasts neutral decor, generous proportions and a lovely fireplace is the feature of this pleasant room.

A door from the dining room provides access to the kitchen which is well equipped with a range of base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and a range of freestanding appliances, all of which are generously included in the sale.

A convenient cloakroom toilet completes the ground floor accommodation.



Kitchen



Bedroom



Bedroom



Bedroom

On the upper floor there are three bedrooms and a smart bathroom completes the layout.

The landing is awashed with natural light from the sky light and guides you through to all remaining accommodation.

There are two double bedrooms, both generous in size with built-in wardrobes, neutral decor and matching carpeting.

The third bedroom is a smaller room which would be an ideal children's bedroom or study for those working from home.

The shower room is complete with a shower cubicle, WC and wash hand basin.

Externally, a path leads to the front of the property with the remainder of the front garden laid in chippings for low maintenance, bordered with colourful plants and shrubs. There is a driveway to the side leading to the single garage. The enclosed rear garden boasts a fantastic patio area, with the remainder laid with colourful shrubs, plants and trees.

Early viewing is recommended to appreciate the potential this property has to offer.

Accommodation

Entrance Hall	7'9" x 5'8"	2.36m x 1.73m
Lounge	13'7" x 12'9"	4.14m x 3.89m
Hallway	7'9" x 10'9"	2.36m x 3.28m
WC	3'6" x 5'10"	1.07m x 1.78m
Dining Room	12'7" x 12'8"	3.84m x 3.86m
Kitchen	8'9" x 12'1"	2.67m x 3.68m
Bedroom	11'8" x 12'4"	3.56m x 3.76m
Bedroom	11'3" x 12'3"	3.43m x 3.73m
Study	7'9" x 7'2"	2.36m x 2.18m
Bathroom	7'9" x 8'7"	2.36m x 2.62m

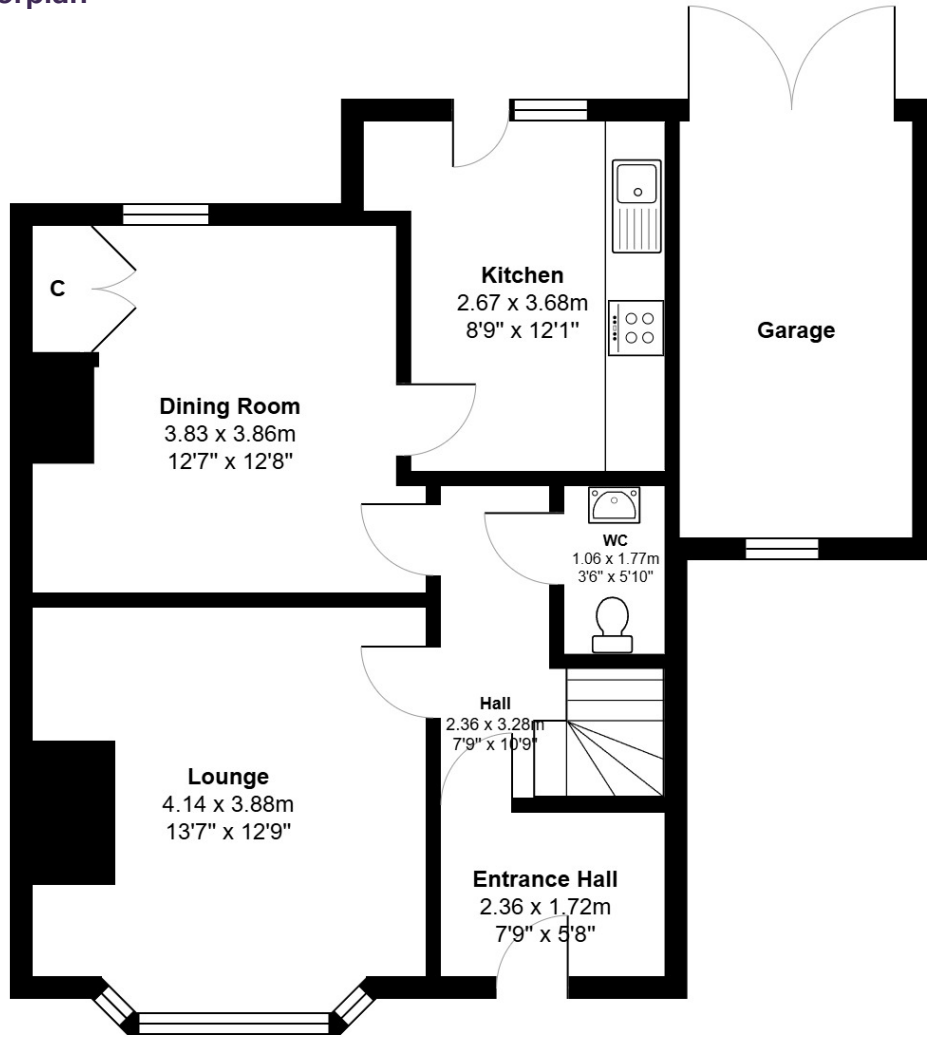


Shower room

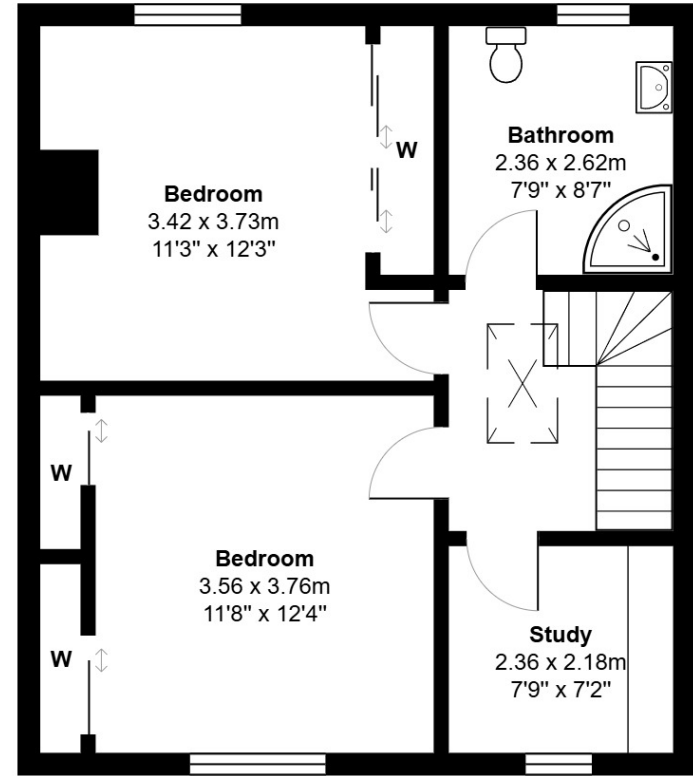


Rear Garden

21 Brown Street



Ground Floor



First Floor

Directions

Travelling from George Street continue across onto Clifton Road taking the fork to the left at the Northern Hotel. Travel some distance up Clifton Road and turn right into Western Road. Take the first road on the right into Summer Street and first left onto Brown Street.

Location

Brown Street lies within the Woodside area of Aberdeen and a wealth of local amenities are within walking distance and regular public transport to the city centre is readily available. Enjoying easy access to Anderson Drive and therefore the business centres to the north and south of the city, Aberdeen Airport is also easily accessible. The hospital complex at Foresterhill and Aberdeen University are within walking distance.

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

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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