



**63 Braeside Terrace,**  
Aberdeen, AB15 7TS

ledingham  
chalmers  
estate agency



Lounge



Kitchen/Diner



Kitchen/Diner

## Beautifully presented, three bedroom, semi-detached family home

- Fantastic open plan, Kitchen and Dining Room
- Bright front facing Lounge
- Contemporary Kitchen and Bathroom
- Three well-proportioned Bedrooms
- Generously sized rear Garden with lawn, patio and
- Front driveway with Garage



Three beds.



One bathroom.



One public room.

**Ideally located in the sought-after Braeside area, we are delighted to offer for sale this beautifully presented, three bedroom, semi-detached family home with large driveway, garage and generous rear garden.**

The property has been beautifully renovated throughout and offers spacious family accommodation over its two floors. Combining the generous room proportions, quality dining kitchen and large rear garden, this a most special home for any discerning buyer.

Upon entry to the property an inviting entrance vestibule adds a level of privacy to the home. Viewers are then greeted to the main hallway which in turn gives access to the down stairs accommodation, while boasting a modern WC and the stairs to the upper floor.

The lounge is a bright and welcoming space with large bay window filling the room with an abundance of natural light. The room has been decorated in modern tones and double doors give access from the lounge through to the open plan kitchen/diner allowing for the rooms to be divided or combined as desired.

Viewers are sure to be impressed with the spacious, open plan kitchen/diner. The modern kitchen which has been finished to the highest of standards and has been fitted with a wide range of white gloss base and wall units, complimenting worktops and tiled splashback. The island offers further storage and also acts as a breakfast bar. Integrated appliances include hob, oven, dishwasher and fridge/freezer. The dining area is located by the kitchen, making this a fantastic entertaining space, with diners being able to enjoy peaceful garden views. The wall to wall sliding doors open up allowing direct access to the garden.



Kitchen/Diner



Bedroom



Bedroom



Bedroom

The conveniently located utility room offers under counter space for appliances and provides access to the garage.

The principle bedroom enjoys a front aspect, with large window allowing a good flow of natural light. The room is decorated in calming tones, with quality carpeting and large wardrobes which will be included within the sale.

The second spacious double bedroom enjoys a tranquil rear aspect with relaxing garden views. The third single bedroom is located to the front.

The modern bathroom comprises quality wall tiling, shower over bath, wall mounted storage unit with inset sink, WC and heated towel rail for convenience.

The fully enclosed rear garden is ideal for the safe play of children and pets with a large lawn area complimented by a decking area on the upper level ideal for al fresco dining, and a decking area beyond which provides the perfect space to relax and unwind.

There is an integral single garage to the front of the property which is fitted with an up and over door. Directly in front of the garage is an exclusive driveway, which provides fantastic off street parking for multiple cars.

## Accommodation

Entrance Hall	3'1" x 3'6"	.94m x 1.07m
Hallway	4'5" x 7'2"	1.35m x 2.18m
Lounge	12'8" x 15'10"	3.86m x 4.83m
Dining Room	17'7" x 13'2"	5.36m x 4.01m
Kitchen	7'4" x 15'3"	2.24m x 4.65m
Utility Room	7'4" x 7'9"	2.24m x 2.36m
Garage/Store	7'4" x 7'9"	2.24m x 2.36m
Hallway	9'6" x 5'8"	2.9m x 1.73m
Bedroom	10'11" x 14'11"	3.33m x 4.55m
Bedroom	10'11" x 11'10"	3.33m x 3.61m
Bedroom	5'11" x 11'11"	1.8m x 3.63m
Bathroom	5'11" x 9'2"	1.8m x 2.79m

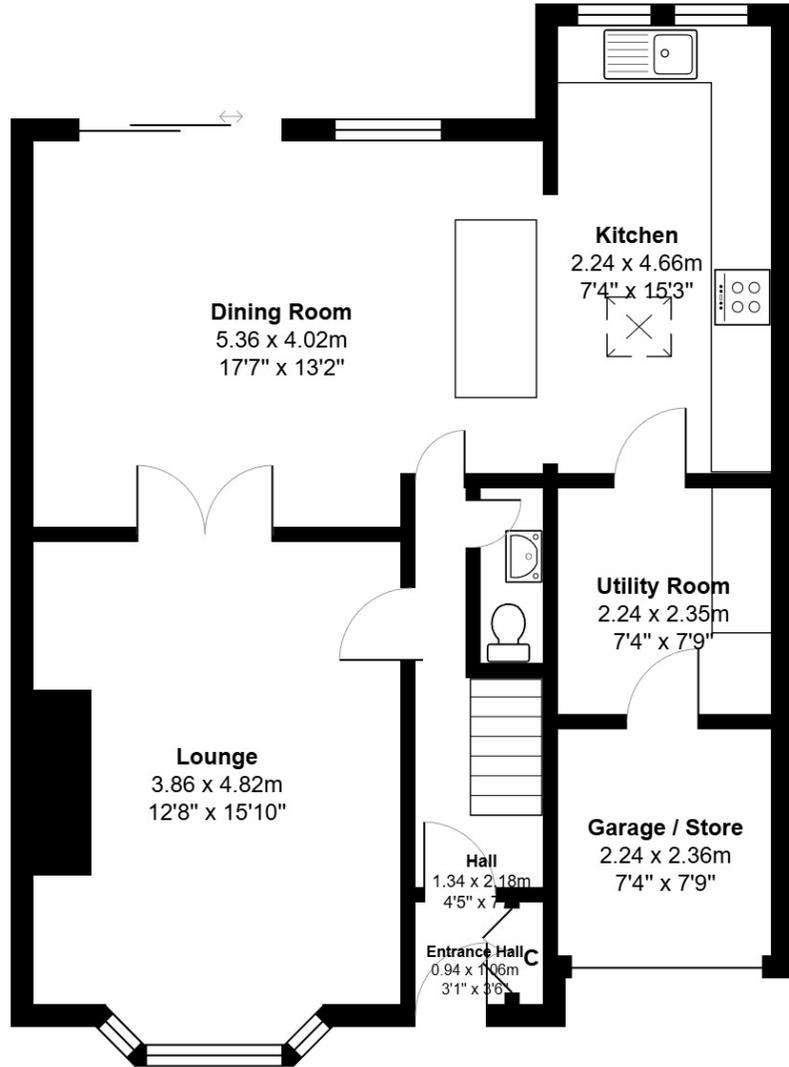


Bathroom

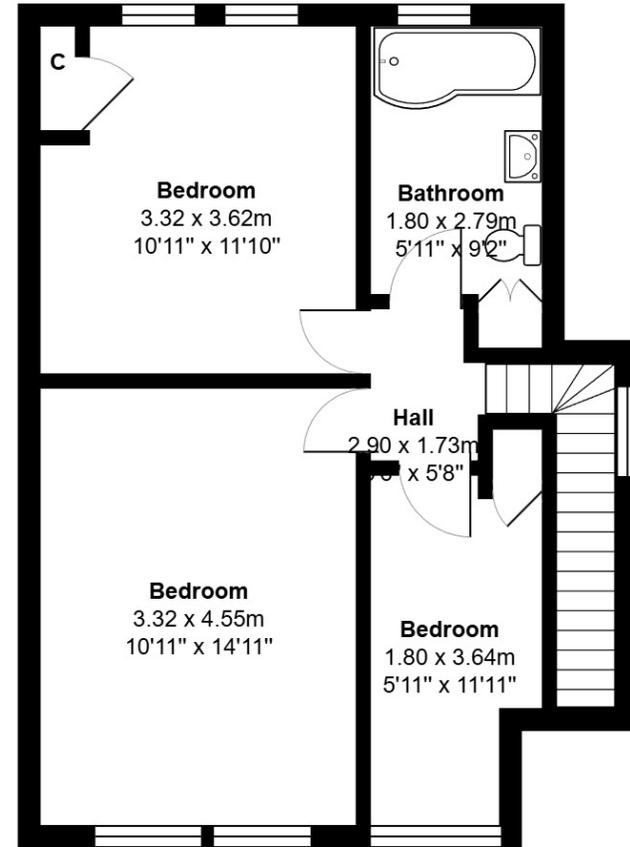


Garden

Floorplan 63 Braeside Terrace



Ground Floor



First Floor

## Directions

From the West End of Union Street, continue onto Holburn Street and at the traffic lights, turn right into Great Western Road. Continue on to North Deeside Road and at the traffic lights, turn right onto Springfield Road. Turn left onto Braeside Terrace.

## Location

Mannofield, located to the west of Aberdeen city centre, offers a selection of local shops and amenities, as well as excellent primary and secondary education facilities. The area is ideally situated for easy access to Royal Deeside, known for its wide range of leisure and sporting pursuits. Aberdeen itself is a vibrant city, with a mix of historic granite architecture and modern amenities, and offers easy access to transport links, including regular bus and train services, as well as an international airport.

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 appointment telephone 07834469794 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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