



82 Laverock Braes Drive,
Grandhome, Bridge of Don, Aberdeen, AB22 9AG

**ledingham
chalmers**
estate agency



Kitchen



Lounge



Bedroom

Three bedroom end terraced dwellinghouse with double garage

- Beautifully maintained Gardens to front and rear
- Double Garage with electric door
- Exclusive Parking Space at rear
- Three generous sized Bedrooms
- Stylish Kitchen with space for dining
- Light and airy Lounge with front facing aspect



Three beds.



Two bathrooms.



One public room.

Located within the Grandhome development in the sought after area of Bridge of Don, we are delighted to offer for sale this immaculately presented three bedroom end terraced dwelling house with double garage.

This beautiful property benefits from the modern comforts of hybrid heat pump/gas central heating, double glazing and excellent storage facilities, making it the ideal purchase for the growing family.

Upon entry the vestibule is most welcoming, boasts a handy storage cupboard and leads into the inner hallway which provides access to all accommodation. The well proportioned lounge features a large picture window overlooking the front, allowing an abundance of natural light to flood the room and there is plenty of space available to host a range of living furniture. Enjoying a peaceful aspect to the rear, the spacious dining kitchen is well equipped with a range of stylish base and wall mounted units with co-ordinating work surfaces incorporating a range of quality integrated appliances. The generous proportions allow space for dining furniture as desired and French doors provide access out to the rear garden. Further enhancing the ground floor is the cloakroom toilet which is fitted with a WC and wash hand basin.



Ensuite



Bedroom



Bedroom



Bathroom

A carpeted staircase leads you to the upper floor landing which boasts a convenient storage cupboard and an access hatch to the loft which has been floored and equipped with a ladder for ease. The main bedroom is decorated in neutral tones with complimenting carpeting, offers fantastic storage with two built-in wardrobes and is further enhanced by a sleek en suite shower room. There are two further good sized bedrooms, both enjoying a quiet aspect to the rear and benefiting from built-in wardrobes providing generous storage facilities. Completing the accommodation is the spacious contemporary family bathroom which is fitted with a white three piece suite incorporating a shower over the bath.

Externally, the front the garden is mostly laid to lawn with a path leading to the rear. The beautifully maintained garden to the rear is laid to lawn with a lovely patio area providing the ideal seating spot for enjoying the summer months and for al fresco dining. The double garage has an electric up and over door and is located from the rear garden via steps which also lead to the exclusive parking space.

Early viewing is highly recommended to appreciate the quality and level of accommodation on offer.

Accommodation

Lounge	16'7" x 11'1"	5.06m x 3.38m
Kitchen / Diner	18'6" x 10'3"	5.64m x 3.12m
Bedroom	9'0" x 7'3"	2.74m x 2.21m
Bedroom	12'8" x 8'6"	3.86m x 2.59m
Bedroom	11'1" x 10'1"	3.38m x 3.07m

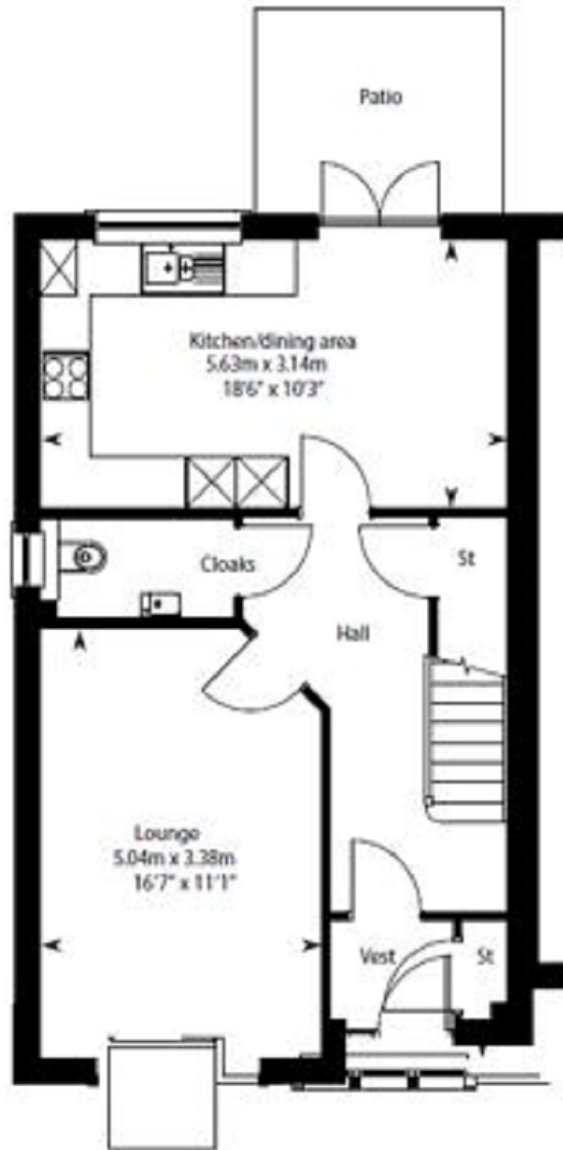


Rear Garden

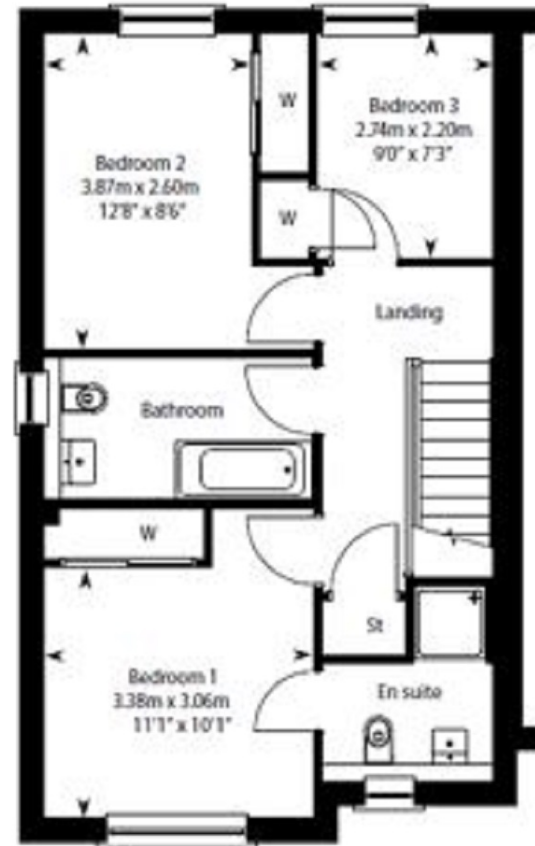


Double Garage / Parking

Floorplan



Ground floor



First floor

Directions

Coming from Aberdeen, head north towards Danestone. Cross the River Don and continue along the A92, heading straight over the first roundabout and then taking a left at the second roundabout along Whitestripes Avenue. Continue for about 500m then turn left along Laverock Braes Road. Grandhome will be on your right. Coming from the Aberdeen Western Peripheral Route, leave the bypass at the junction with the A96, signposted Inverness and Aberdeen. Follow signs for Aberdeen and continue straight along the A96 through Bucksburn. Take a left off the Haudagain roundabout, following the A92 road and straight over the first roundabout. Take a left at the second roundabout along Whitestripes Avenue, then left along Laverock Braes Road and turn left on to Laverock Braes Drive.

Location

Grandhome is a popular area well served by public transport facilities, excellent schools, shopping facilities at both Danestone and Bridge of Don including a Tesco Superstore at Danestone and an Asda Superstore at Bridge of Don. With the Parkway, AWPR and Aberdeen Ring Road being located nearby most parts of the City are readily accessible with the location also being extremely convenient for the Airport and the oil related offices at both Bridge of Don and Dyce.

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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