



41 Northcote Avenue,
Aberdeen, AB15 7TD

**ledingham
chalmers**
estate agency



Lounge



Dining room

Three bedroom semi-detached home with garden room and secluded garden

- Situated within a quiet cul-de-sac
- Deceptively spacious accommodation
- Open plan lounge / dining room with garden room access
- Three bedrooms, all with built-in storage
- Secluded rear garden with large patio
- Lock block driveway to the front



Garden room



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this bright and spacious three bedroom dwelling with garden room and secluded rear garden. The property is ideally located in a sought after area of Aberdeen, at the end of a peaceful cul-de-sac.

Upon entry to the property you are firstly greeted by the bright and welcoming entrance vestibule, with built-in cupboard, leading on to the spacious hall granting access to most of the ground floor accommodation.

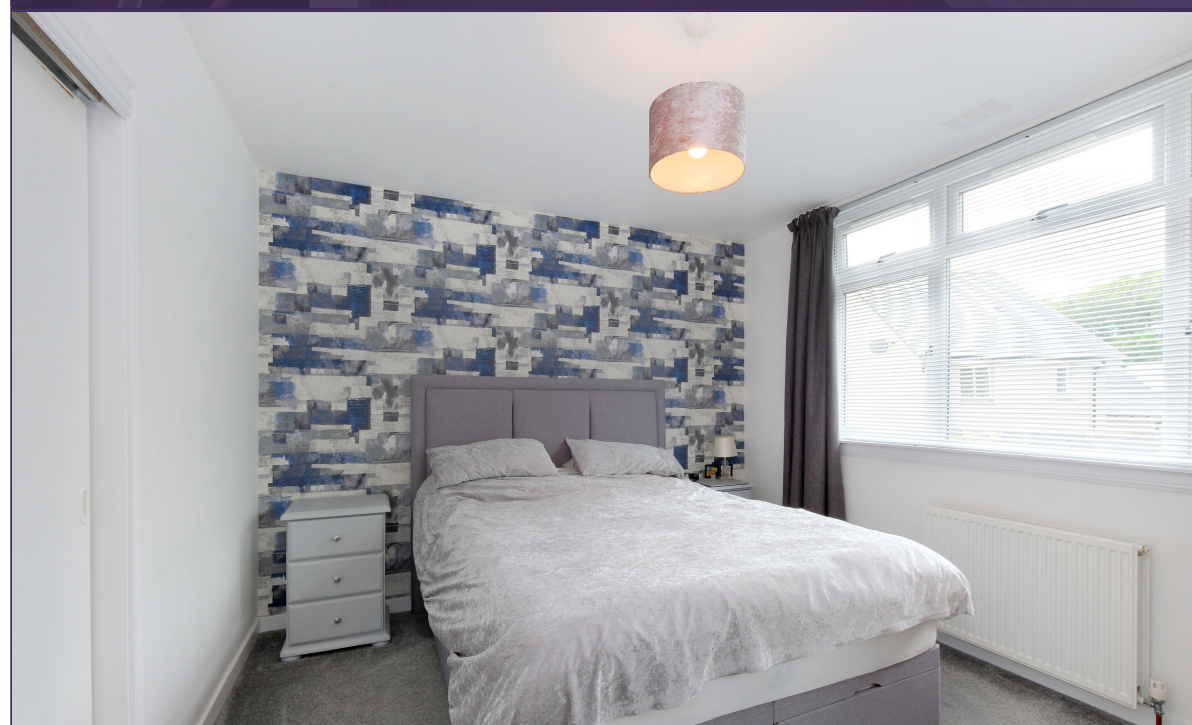
Viewers will surely be impressed by the spacious front facing lounge which boasts a large window flooding the room with natural light and striking open fire. The lounge is set on open plan with the dining room, creating an enviable space for entertaining. The dining room boasts equally impressive proportions, with double doors giving access into the garden room which allows for peaceful views to be enjoyed from almost every angle. This is a great spot for children to play or as a second public room. A second set of double doors lead out to the rear garden.

To the rear of the property is the well-equipped kitchen which has been fitted with modern white gloss base and wall units complimented by a black work surface and splash back tiling. A window above the sink gives views into the garden room and beyond. There is a built-in storage cupboard and rear door leading to the side of the property.

The ground floor accommodation is completed by the WC which is located below the stairs.



Kitchen



Principle bedroom



Bedroom



Shower room

Ascending the carpeted staircase to the upper hall, you will find three well proportioned bedrooms, modern shower room, a built-in storage cupboard and a hatch to the fully floored loft above.

The principle bedroom is of great proportions and is awash with natural light through the large rear facing window. Key accents of this room include the built in wardrobe, quality grey carpeting and feature wall.

The second and third bedrooms also feature built in storage and enjoy front facing views.

Completing the accommodation is the stylish shower room comprising fully enclosed shower, WC and wash hand basin. The room is completed by subway tiling, wood effect flooring and a frosted rear aspect window.

The fully enclosed rear garden provides a fantastic space to relax and unwind. Set over two levels, there are large areas of both lock block patio and lawn with mature hedging enhancing the feeling of privacy. Mature flower beds help add a pop of seasonal colour.

A gate at the side of the property leads to the large lock block drive way, which provides off street parking for multiple cars.

Accommodation

Lounge	13'7" x 14'9"	4.14m x 4.5m
Dining room	10'11" x 13'8"	3.33m x 4.17m
Garden room	20'2" x 9'6"	6.15m x 2.9m
Kitchen	8'11" x 9'11"	2.72m x 3.02m
Bedroom	12'0" x 10'2"	3.66m x 3.1m
Bedroom	10'1" x 11'3"	3.07m x 3.43m
Bedroom	10'0" x 7'7"	3.05m x 2.31m
Shower room	8'0" x 6'3"	2.44m x 1.91m



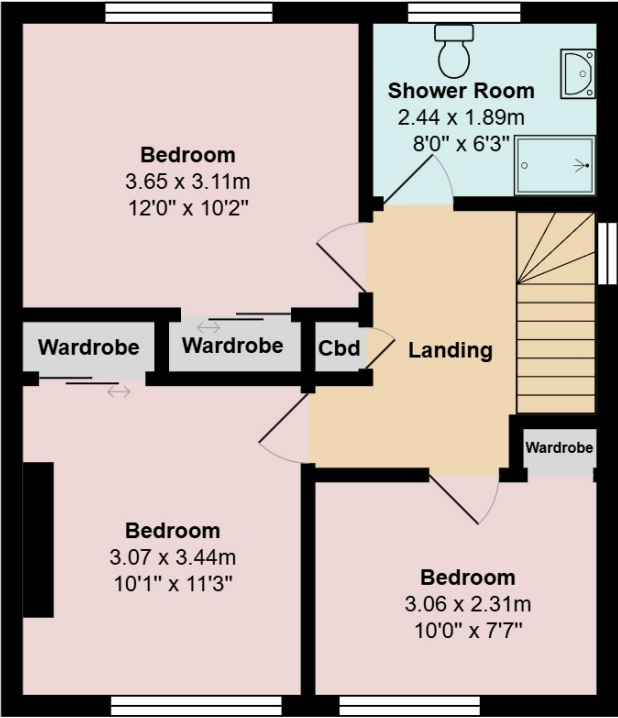
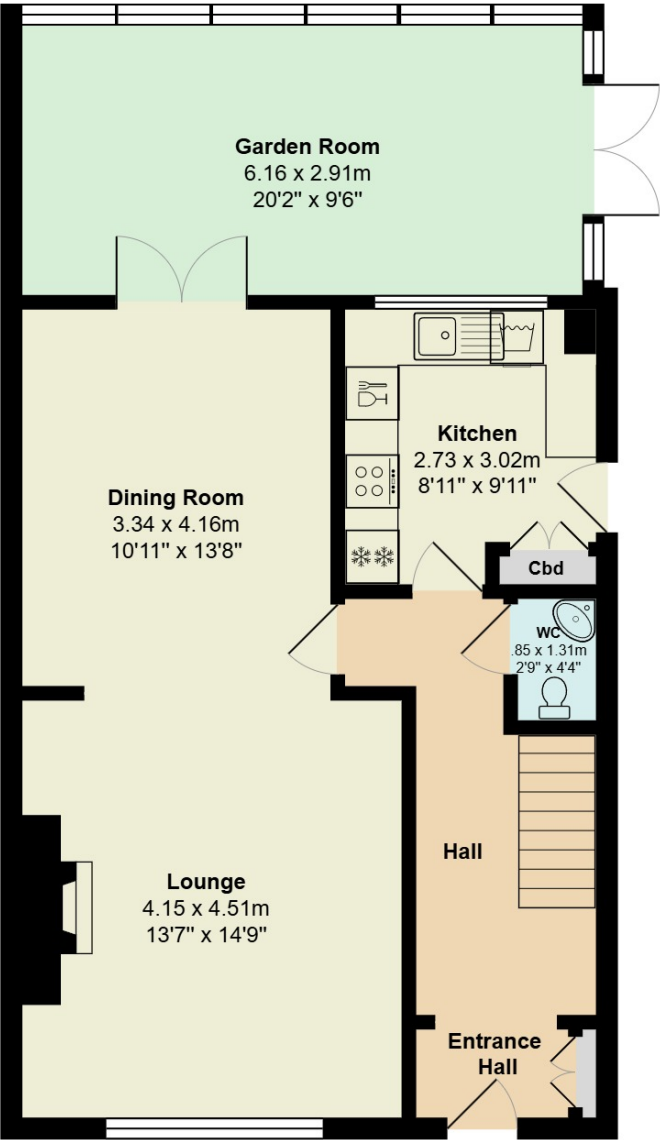
Rear garden



Rear garden

Floorplan

Northcote Avenue 41



Directions

Travelling from Union Street, continue onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Following Great Western Road all the way along, over the lights at Anderson Drive and continuing through the shopping area at Mannofield, take a right after Mannofield Church onto Craigton Road. Follow Craigton Road to the lights and continue straight across and Northcote Avenue is the second opening on the left.

Location

Northcote Avenue is a quiet cul-de-sac situated in a prime sought after area of Aberdeen. It is well located for the Seafield and Mannofield shopping facilities and for the library and community centre at Airyhall and for access to many parts of the City and beyond, by both bus and car. The property is also well placed for a range of educational facilities including Braeside and Airyhall Primary Schools. There are some pleasant walks and cycle tracks in the area, at Countesswells within Hazlehead Park and along the old Deeside railway line which provides access in one direction to Duthie Park and in the other to Cults and further West. For those keen on horseriding there are stables nearby at Hayfield and golfers can choose from a range of golf courses including 3 public golf courses at Hazlehead.

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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