



20 Kincorth Place,
Kincorth, Aberdeen, AB12 5QJ

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chalmers**
estate agency



Lounge



Dining Room



Kitchen

Deceptively spacious self-contained three bedroom upper flat with garden and parking

- Self-contained upper flat over two levels
- Deceptively spacious accommodation throughout
- Spacious lounge with separate dining room
- Three double bedrooms, with two bathrooms
- Private garden to the rear with shared drying green
- Exclusive area available for off street parking



Three beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this attractive self-contained upper flat, with spacious accommodation spanning over two floors.

Entry to the property is discreetly located to the side, with the property boasting its own private front door and staircase. On the entrance level there is a large storage cupboard to the left of the staircase.

The first floor landing provides access to most of the property's accommodation on this level, along with housing the stairs to the upper floor. A useful storage cupboard is located below the stairs.

The bright and airy lounge enjoys a front aspect position with two large windows framing the views perfectly. A feature granite set fireplace adds a warm and inviting atmosphere to the space.

Double doors from the lounge open into the dining room, which again benefits from excellent proportions. Two curved alcoves add intrigue to the space, with diners enjoying a peaceful view.

The kitchen is accessed from the dining room and is fitted with a range of wood effect wall and base units with complementing brown work surface. A host of integrated appliances include gas hob, extractor fan and double oven. The boiler is located in the far corner and is concealed within matching units, with wine rack to the side.

A double bedroom is located off of the first floor hallway and boasts a large window overlooking the side of the property. There is ample space for a range of free standing furniture as required.



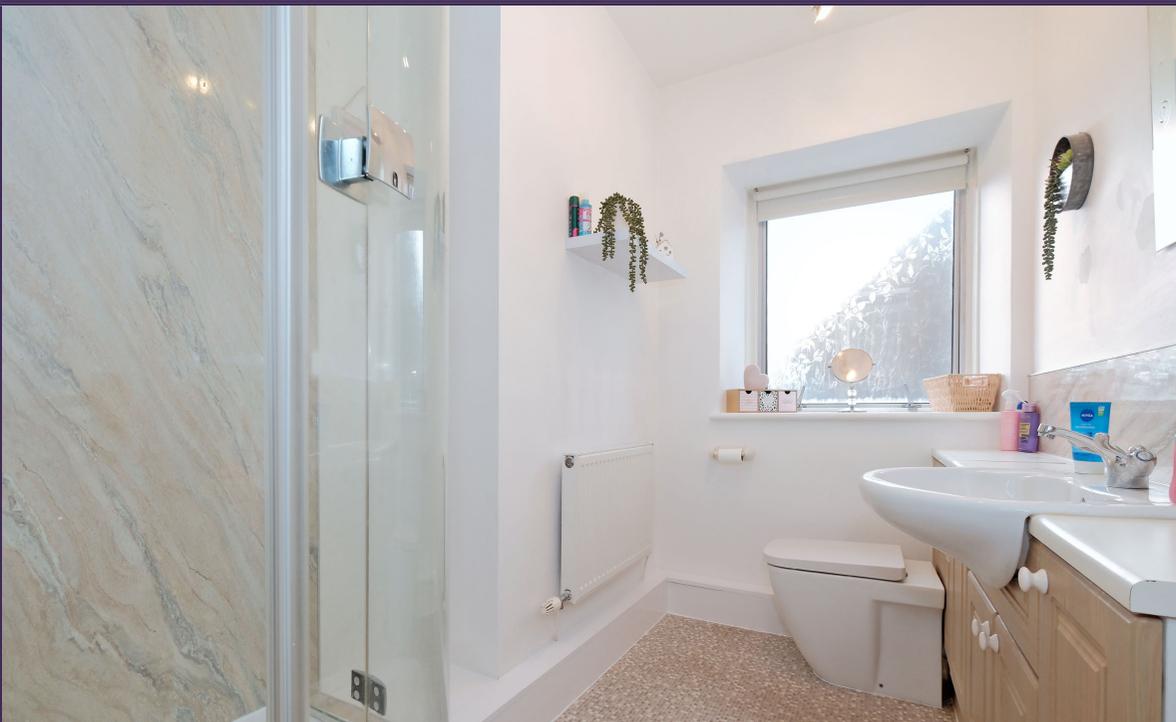
Bedroom



Bedroom



Bedroom



Shower Room

Also on this level, is a bathroom comprising Jacuzzi bath with shower attachment, vanity unit with inset sink and WC, with an additional shower room adjacent comprising sink corner shower enclosure with rainfall shower head, built-in vanity unit with inset sink and WC.

Located on the top floor are two double bedrooms, with both benefiting from built-in storage and eaves access. Each room has velux windows to the rear and front of the property ensuring a high ingress of natural light all day long.

Outside, the property benefits from a fully enclosed private rear garden, which is impressive in its size. The area is laid mainly with lawn with mature hedging creating a secluded feeling. There is a shed, which will be included as part of the sale.

There is a centrally located shared drying green.

To the side there is an other area of exclusive garden grounds, which is laid mainly with stone chips. A further area is at street level offering enviable off street parking for one vehicle.

Accommodation

Lounge	14'8" x 18'7"	4.47m x 5.67m
Dining room	12'10" x 14'4"	3.91m x 4.37m
Kitchen	12'10" x 9'6"	3.91m x 2.9m
Bedroom	12'10" x 9'8"	3.91m x 2.95m
Bathroom	6'7" x 5'7"	2.01m x 1.7m
Shower room	5'6" x 6'11"	1.68m x 2.11m
Bedroom	10'2" x 15'0"	3.1m x 4.57m
Bedroom	10'2" x 11'9"	3.1m x 3.58m

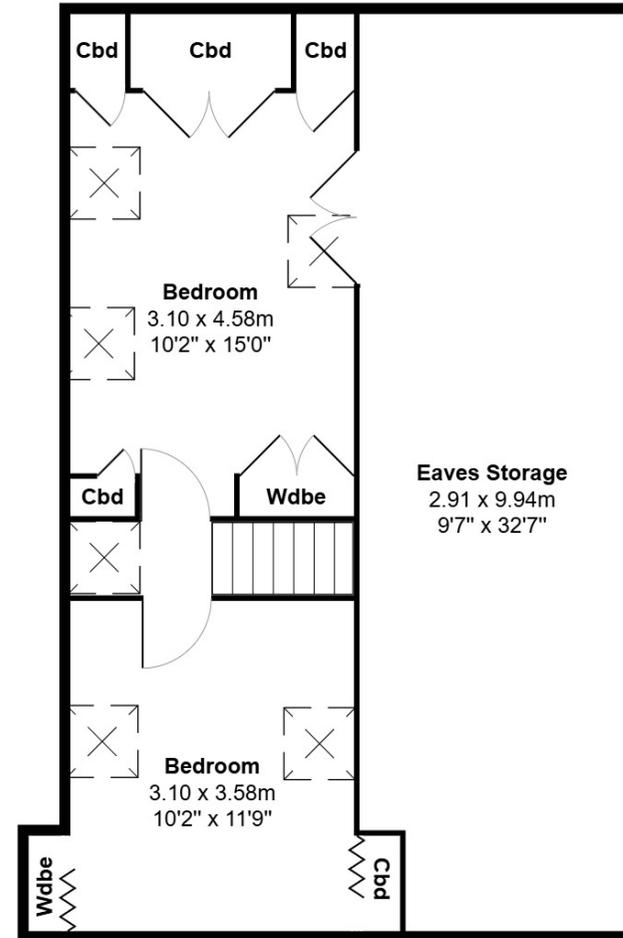
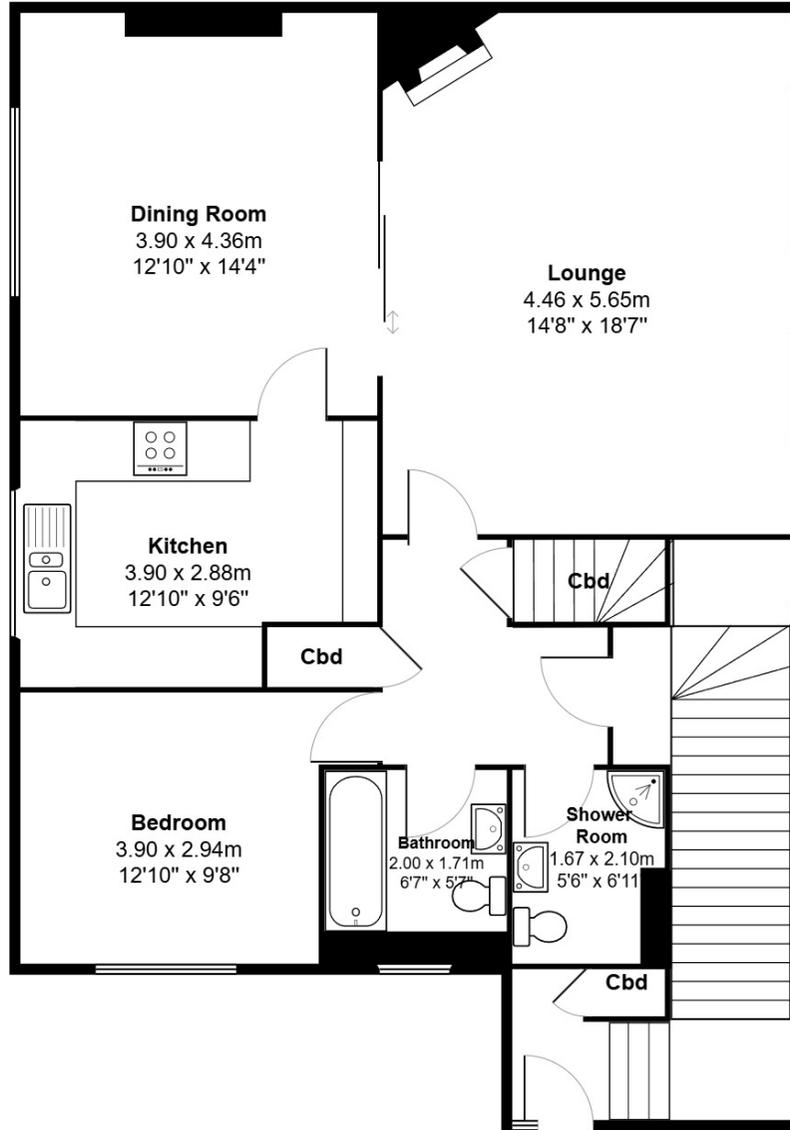


Rear Garden



Rear Garden

Floorplan 20 Kincorth Place



Directions

Head South on Holburn Street taking the third exit at the roundabout onto Great Southern Road. Continue ahead at the next two roundabouts crossing over King George VI bridge on to Provost Watt Drive. Take the first opening on the right then fist left into Kincorth Place. Number 20 is situated a short distance along on the right hand side.

Location

Kincorth is a popular residential area to the south of the city with an excellent range of local shops and amenities. Easy access is available to all parts of the City and excellent public transport facilities are available close by. In particular the Robert Gordons University and business parks at Altens and Cove are only a few minutes away.

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

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