



18 Parkhill Avenue,
Dyce, Aberdeen, AB21 7FP

**ledingham
chalmers**
estate agency



Porch



Lounge



Dining room

Three bedroom detached dwellinghouse

- Extensive Driveway to front leading to Detached Garage
- Well maintained Gardens to front and rear
- Well equipped Kitchen with appliances included
- Spacious Lounge with peaceful outlook to rear
- Formal Dining Room with sliding doors to Lounge
- Three generous sized Double Bedrooms



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this three bedroom detached dwellinghouse in the popular residential suburb of Dyce.

Located in a quiet residential street, set back from the main road, this property is the ideal purchase for those looking to upsize, or growing families. The property allows buyers the opportunity to upgrade and personalise the space to their own tastes and requirements, whilst also benefitting from double glazing and gas central heating throughout.

Upon entry the bright and airy porch provides a welcoming entrance into the property and direct access into the well equipped kitchen. The kitchen is a good size, fitted with a range of wall and base units with co-ordinating work surfaces and a range of appliances, all of which are generously included in the sale. The dining room enjoys an outlook to the front and is an ideal space for formal dining or easily converted into a second living room if desired. The generous lounge is brightened by a large picture window facing the rear garden, allowing peaceful views. The inner hallway boasts built-in storage, a door the rear garden and a handy cloakroom toilet.



Kitchen



Bedroom



Bedroom

Upstairs, the property features three good sized bedrooms, all of which are fitted with built in storage space. Completing the upper floor accommodation is the family bathroom which is a lovely modern suite and been fitted with a WC and wash hand basin set into separate vanity units with cupboard storage, walk in shower enclosure and separate bath tub.

Externally, the front garden is fully enclosed with gates allowing entry to the property and a driveway to the side providing off street parking and leading to the detached single garage. There is an area of lawn and chippings to the side which are bordered by shrubs and plants and a shed in place which will remain. The rear garden is laid in lawn with a lovely patio area available to enjoy in the summer months. There is a greenhouse which will remain.

Viewing is highly recommended to appreciate the level of adaptable accommodation on offer.



Bedroom

Accommodation

Lounge	15'9" x 13'7"	4.8m x 4.14m
Dining Room	13'5" x 8'7"	4.09m x 2.62m
Kitchen	12'8" x 8'7"	3.86m x 2.62m
Porch	7'11" x 5'0"	2.41m x 1.52m
WC	4'2" x 5'4"	1.27m x 1.63m
Garage	8'0" x 25'0"	2.44m x 7.62m
Bedroom	11'5" x 11'11"	3.48m x 3.63m
Bedroom	11'5" x 10'4"	3.48m x 3.15m
Bedroom	12'9" x 8'7"	3.89m x 2.62m
Bathroom	11'11" x 6'10"	3.63m x 2.08m



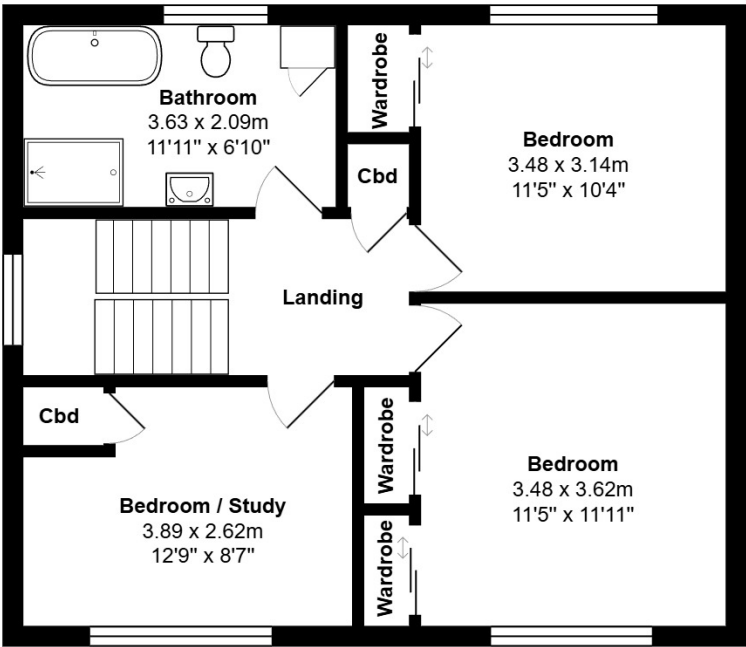
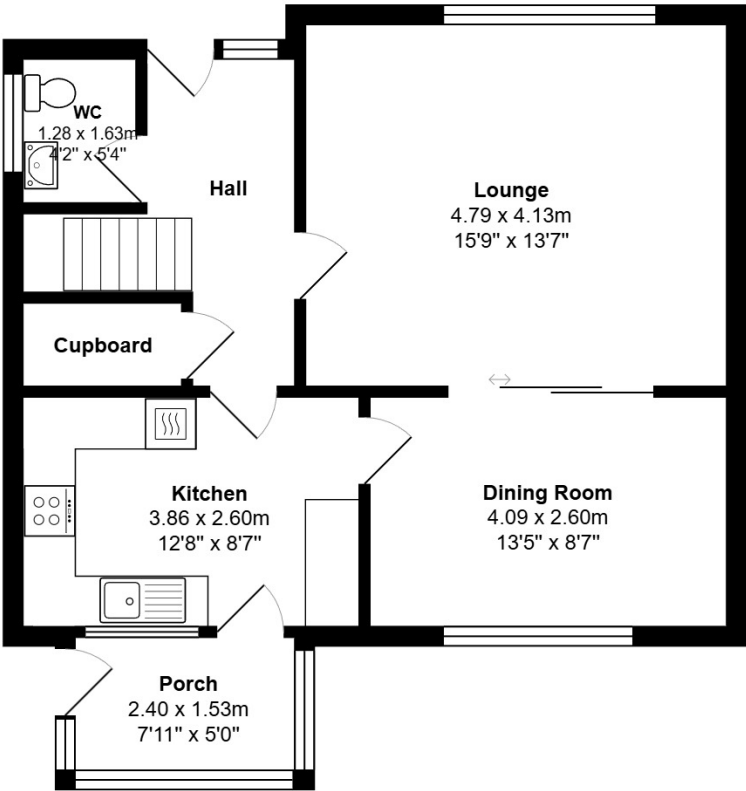
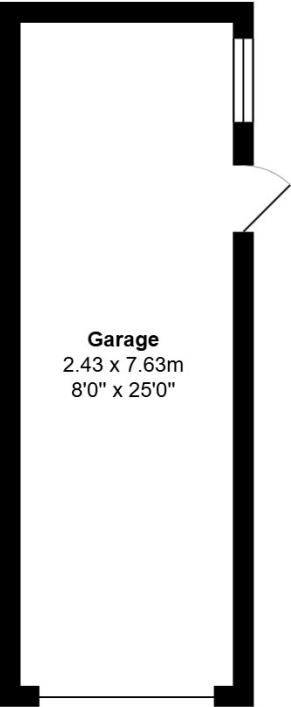
Bathroom



Rear Garden

Floorplan

18 Parkhill Avenue



Directions

Entering Dyce along the A947 Stoneywood Road take the Victoria Street roundabout into Riverview Drive. Take the first opening on the left which is Overton Circle and the first opening on the right which is Parkhill Avenue.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample shopping and recreational facilities including an ASDA Superstore, Community Centre, Swimming Pool, Library, Squash Club, Bowling Green and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.