



19 Abbotswell Drive,
Aberdeen, AB12 5QQ

ledingham
chalmers
estate agency



Lounge



Dining room



Kitchen

Two bedroom detached bungalow with outbuildings

- Driveway to front and additional parking area at rear
- Well maintained Gardens surrounding property
- Two well proportioned Double Bedrooms
- Bright and airy Lounge with front facing aspect
- Kitchen / Dining Room on open plan aspect
- Sizeable Conservatory with outlook across Garden



Two beds.



One bathroom.



Three public rooms.

Situated within a popular residential area, this well presented detached bungalow offers spacious and versatile accommodation, complemented by generous garden grounds, extensive parking and excellent workshop and garage facilities.

The property benefits from gas central heating and double glazed windows throughout, ensuring comfort and energy efficiency. A range of local amenities are available nearby, including shops, supermarkets, schools and leisure facilities, while excellent public transport links and easy access to the city centre and surrounding areas make this an ideal location for a variety of purchasers.

The accommodation comprises a welcoming entrance hallway featuring a spiral staircase leading to a floored loft space, providing excellent additional storage or a flexible area suitable for a variety of uses (subject to any necessary consents).

The bright front facing lounge is tastefully decorated in neutral tones and features attractive laminate flooring, creating a comfortable and welcoming living space with a pleasant outlook to the front of the property via the bay window.

The property features a spacious open plan kitchen and dining room, creating an ideal space for both everyday family living and entertaining. The fitted kitchen offers an excellent range of wall and base units with ample worktop space, while the dining area provides generous space for a family dining table. A separate utility room is located off the kitchen and offers additional storage, appliance space and access to the rear garden.



Conservatory



Shower room



Bedroom



Bedroom

To the rear of the property, a sizeable conservatory enjoys an attractive outlook over the garden and provides a versatile additional reception area, ideal for relaxing, entertaining or enjoying the garden throughout the year.

There are two well proportioned double bedrooms and a modern shower room fitted with a contemporary white suite and walk-in shower.

Externally, the property occupies a generous plot with beautifully maintained gardens to the front, side and rear. The enclosed rear garden is mainly laid to lawn and features a patio seating area, garden shed, external water tap and convenient side access. A substantial parking area to the rear, accessed via a lane, provides ample off-street parking and is complemented by a detached garage and separate workshop, making this an ideal property for those requiring additional storage or hobby space. A further driveway to the front of the property offers additional parking.

Early viewing is highly recommended to appreciate the spacious accommodation, generous outdoor space and excellent range of outbuildings this attractive home has to offer.

Accommodation

Lounge	14'2" x 11'9"	4.32m x 3.58m
Bedroom	12'7" x 11'9"	3.84m x 3.58m
Entrance Hall	4'5" x 5'3"	1.35m x 1.6m
Hallway	5'4" x 7'11"	1.63m x 2.41m
Bedroom	12'5" x 10'9"	3.79m x 3.28m
Bathroom	7'1" x 6'8"	2.16m x 2.03m
Dining Room	14'11" x 10'9"	4.55m x 3.28m
Kitchen	7'9" x 12'5"	2.36m x 3.79m
Conservatory	15'5" x 10'3"	4.7m x 3.12m
Utility Room	5'8" x 5'4"	1.73m x 1.63m
Attic	24'8" x 11'4"	7.52m x 3.46m
Garage	22'2" x 24'5"	6.76m x 7.44m
Workshop	13'1" x 19'3"	3.99m x 5.87m



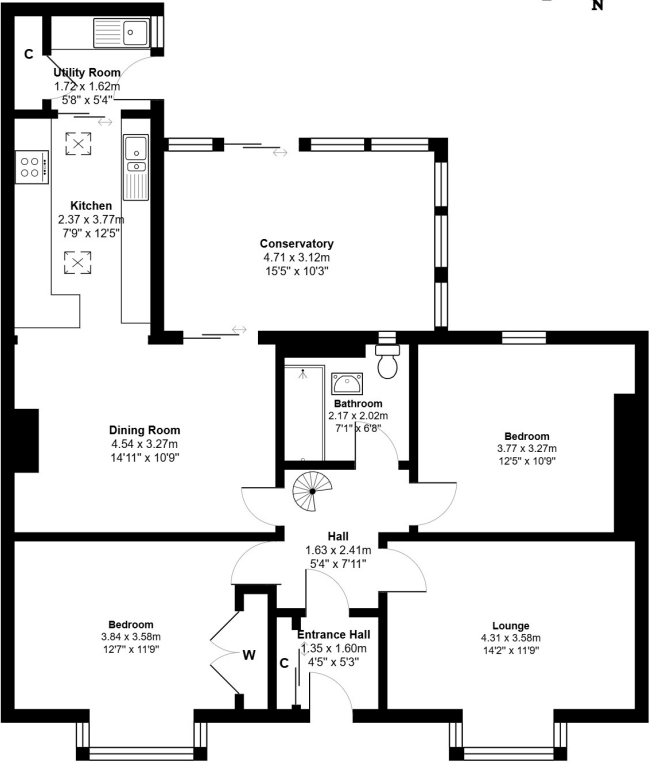
Rear Garden



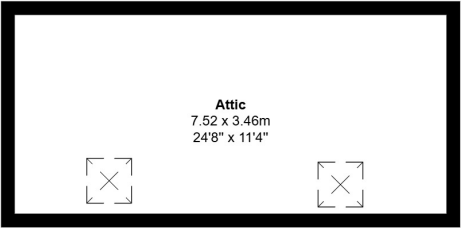
Rear Garden

Floorplan

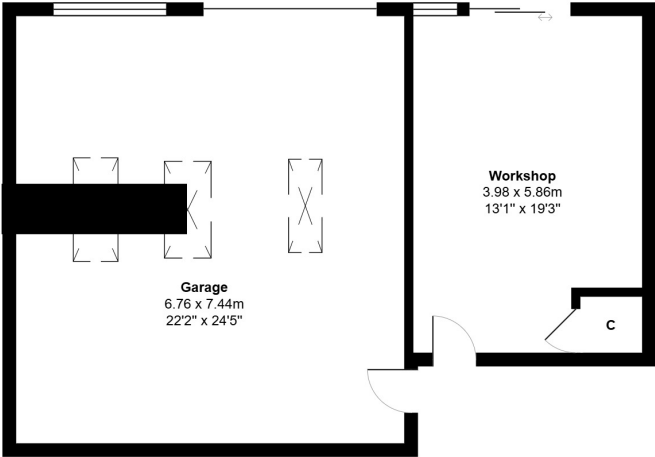
19 Abbotswell Road



Ground Floor



Attic



Garage / Workshop

Directions

Travelling west on Union Street, continue onto Holburn Street then straight ahead onto Great Southern Road. At the roundabout take the second exit onto Provost Watt Drive, turning right onto Abbotswell Drive.

Location

Kincorth is a well established residential area which enjoys numerous social and leisure facilities including a community centre which offers activities for all age groups, churches, doctor's surgery and a swimming pool. A local shopping precinct as well as primary and secondary schools are within easy walking distance from the property. Regular public transport allows access to the city centre and many other areas of town.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Johnstone House,
52-54 Rose Street, Aberdeen
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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.