



**38 Braeside Terrace,**  
Aberdeen, AB15 7TT

Offers over **£390,000**

**ledingham  
chalmers**  
estate agency





Family room





Kitchen

## Superb five bedroom family home with integral garage and generous extension

- Well presented throughout with rear extension
- Open plan kitchen and family room with cosy fire
- Large lounge with triple aspect garden views
- Fully enclosed rear garden with lawn and patio
- Driveway leading to garage with electric up and over door
- Sought after residential area, close to amenities



Lounge/diner



**Five** beds.



**Two** bathrooms.



**Two** public rooms.



**Situated in a prime west end location, within the desirable Braeside area, we are delighted to offer for sale this beautifully presented and immaculately maintained five bedroom granite semi-detached home.**

Spanning over two floors, the property has been modernised to a high standard, with quality finishes found throughout, while still retaining the charm of the traditional home. The standout feature is the rear extension which has created a stunning lounge, enviable principle bedroom with ensuite and Juliet balcony and a fifth bedroom. The result is a deceptively spacious and bright home, which is perfect for modern family life and can be moved into with the utmost of ease.

The entrance vestibule is bright and inviting, with door leading seamlessly into the main hallway where all of the property's ground floor accommodation can be accessed from. There is also a carpeted stair case to the upper floor. Towards the rear of the property is a double door utility cupboard which houses the washing machine and space for a tumble drier. There is also a space by the lounge which has cleverly been utilised as a music area, but would also be an ideal home office. Access to both the WC and garage can be found either side of the music area. Viewers will undoubtedly be impressed by the open plan kitchen/family room which boasts dual aspect views and a cosy feature fire place. The kitchen is fitted with quality wall, base and tall units with quartz work surface and integrated Neff appliances comprising gas hob, chimney extractor fan, fridge freezer and double oven. There is a Miele dishwasher which is also integrated. A solid wood breakfast bar seamlessly divides the two spaces, while offering a spot for informal dining or entertaining. The family room is a cosy retreat, with feature fire place enhancing the room's warmth and charm. A large front aspect window ensures there is an abundance of natural light.



Conservatory



Bedroom





Ensuite



Bedroom

The rear aspect lounge/diner is sure to appeal, with its excellent proportions and triple aspect garden views. This room really is the heart of the home and would suit a variety of different uses as desired. A door gives access into the conservatory, which enjoys the same impressive proportions and makes for an ideal spot to relax and unwind or to be used as a children's play area. There is a glazed door which gives garden access, further enhancing the versatility of the room.

Ascending the carpeted stair case to the upper floor, the feeling of light and airiness continues through the clever placement of a skylight. The enviable principle bedroom is peacefully located to the rear of the property and enjoys garden views from its Juliet balcony. The room is enhanced further by multiple bespoke built-in wardrobes and an ensuite shower room with electric under floor heating. Three additional double bedrooms can be found on this level, with all boasting excellent storage solutions. The fifth bedroom is currently used as a home office and features a built-in cupboard above the stairs. A stylish family bathroom, with P-shaped bath and overhead shower completes the property's accommodation.

Outside, the property offers well-maintained gardens both to the front and rear. The front garden is laid with stone chips and thoughtfully placed planting. A driveway provides ample off street parking and leads to a larger than average single garage, which is equipped with power, light, and an electric up-and-over door. The garage also has built-in units with inset sink and additional under unit fridge. A gated path to the left of the property gives access to the fully enclosed rear garden which is landscaped over two levels. The first level is accessed from the conservatory and is laid with slabs to create a secluded patio. Up a few steps is the lawn, which enjoys season pops of colour from the boarding flower beds. Due to the property's position within the street the garden enjoys a peaceful and private aspect.



Accommodation

Kitchen	11'7" x 12'8"	3.53m x 3.86m
Family room	12'9" x 13'9"	3.89m x 4.19m
Lounge/diner	13'8" x 25'9"	4.17m x 7.85m
Conservatory	17'8" x 10'5"	5.39m x 3.18m
Garage	14'4" x 16'10"	4.37m x 5.13m
Bedroom	13'4" x 15'8"	4.07m x 4.78m
Ensuite	10'4" x 4'2"	3.15m x 1.27m
Bedroom	13'4" x 10'11"	4.07m x 3.33m
Bedroom	8'6" x 10'4"	2.59m x 3.15m
Bedroom	8'6" x 10'7"	2.59m x 3.23m
Bedroom	13'4" x 10'11"	4.07m x 3.33m
Bedroom/study	9'7" x 8'1"	2.92m x 2.46m



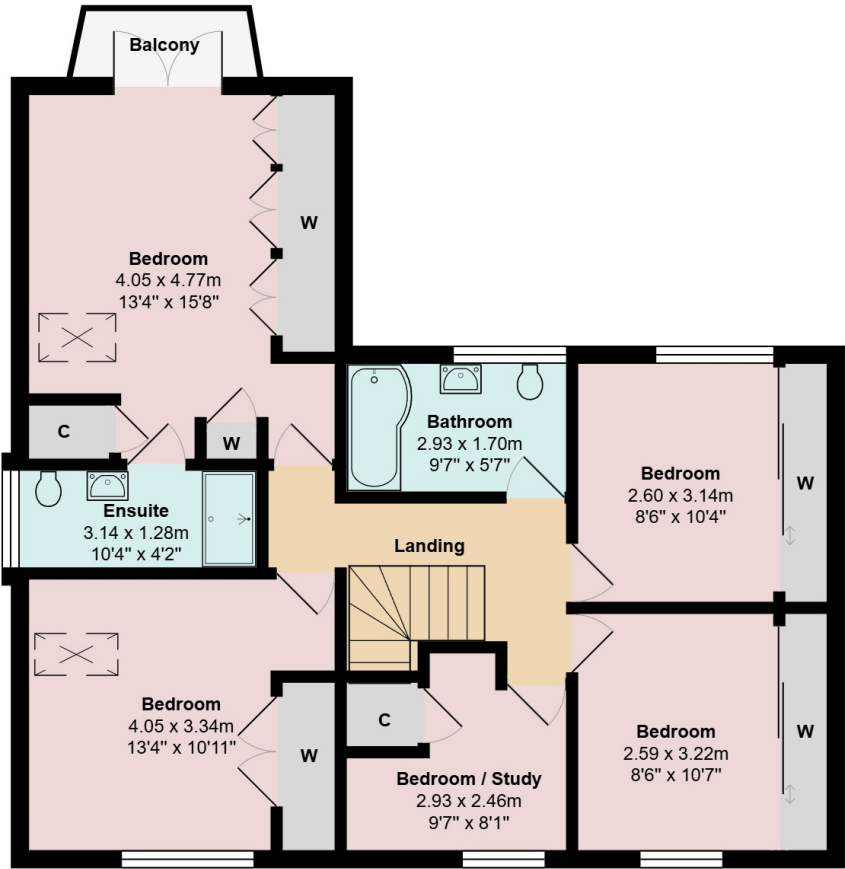
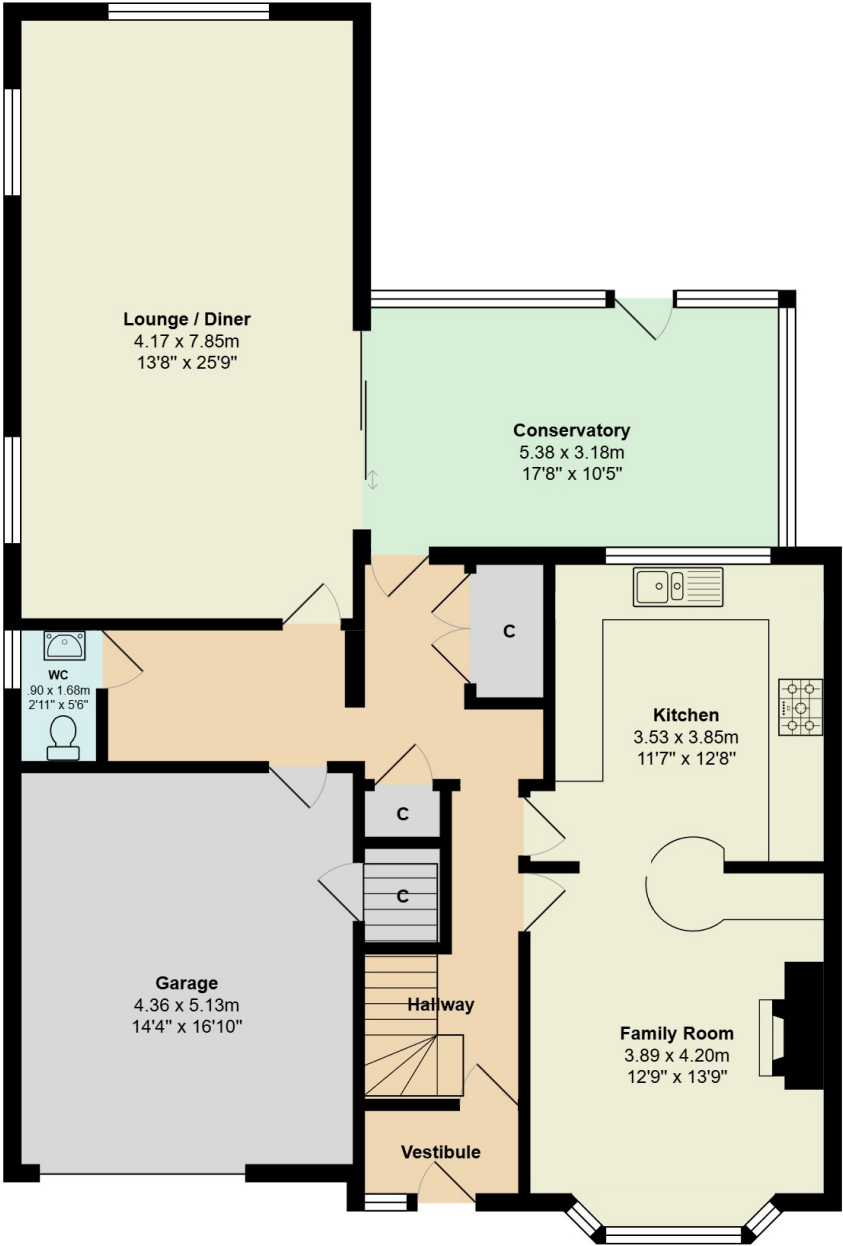
Patio



Rear garden

38 Braeside Terrace

Floorplan



## Directions

From Union Street join Holburn Street at the west end. At the traffic light turn right on to Great Western Road. Continue on this road for some distance and at the traffic lights continue straight ahead. At the next set of traffic light turn right on to Springfield Road and Braeside Terrace is the second opening on the left. The property is located on the right.

## Location

Mannofield, located to the west of Aberdeen city centre, offers a selection of local shops and amenities, as well as excellent primary and secondary education facilities. The area is ideally situated for easy access to Royal Deeside, known for its wide range of leisure and sporting pursuits. Aberdeen itself is a vibrant city, with a mix of historic granite architecture and modern amenities, and offers easy access to transport links, including regular bus and train services, as well as an international airport.

## 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.