



15 Ashley Park South,
Aberdeen, AB10 6RP

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Three bedroom semi-detached dwellinghouse

- Beautifully maintained Gardens to front and rear
- Driveway to front providing off street parking
- Gas Central Heating and Double Glazing
- Three excellent sized Bedrooms
- Stylish Kitchen with integrated appliances
- Light and airy Lounge with bay window to front



Three beds.



One bathroom.



Three public rooms.

Situated in a quiet sought after west end location this fabulous granite semi-detached dwellinghouse has been thoughtfully extended and comprehensively upgraded and affords the opportunity to move in with the minimum of inconvenience.

With pitch pine woodwork and doors, the property also enjoys many finishes complementary with the modern lifestyle including gas central heating, double glazing, beautifully appointed fitted kitchen with various integrated appliances and upgraded bathroom.

Upon entering this beautiful family home, you are immediately greeted into the bright and airy reception hall with light oak flooring, pitch pine woodwork and doors and matching handrail and stairway to upper floor. A useful cupboard provides excellent storage.

The beautiful traditional lounge features a charming south facing bay window that allows for an abundance of natural light, creating a bright and inviting living space. Period details enhance the character of the room and there is ample space for a range of soft furnishings.

The dining room is a flexible second reception room, ideal for use as either a sitting room or formal dining area, perfect for entertaining or family living

Located off the dining room, there is a most useful utility room which offers space to host laundry appliances and further storage.

The delightful conservatory is a superb addition to the property, overlooking the garden, offering a tranquil space to relax and enjoy the outdoors year-round.



Conservatory



Bedroom



Bedroom



Bedroom

A modern, well-appointed kitchen is located to the rear of the property, fitted with contemporary units and ample workspace, designed to meet the needs of everyday living. The kitchen incorporates a range of quality integrated appliances which are all to remain as part of the sale.

A most convenient cloakroom toilet completes the ground floor accommodation and is fitted with a WC and wash hand basin.

A stylish carpeted staircase leads you to the upper floor landing which leads to all remaining accommodation and a hatch offers access to the insulated and partially floored loft, providing further generous storage.

The property comprises three comfortable bedrooms, each offering good proportions and flexibility for family living, guest accommodation, or home working.

The upgraded family bathroom is fitted with shower over the bath, WC, wash hand basin set into stylish vanity, matte black heated towel rail and finished with modern tiling.

Externally, there is a driveway to front providing off street parking and the remainder of the front garden is laid in chippings for low maintenance with shrubs providing a degree of privacy.

The rear garden is fully enclosed, extremely private and offers a safe space for children and pets alike. The garden is mostly laid in decking, providing an ideal spot to relax in the summer months, with the remainder of the garden laid with lawn. There is a fantastic summerhouse which is currently being utilised as an office space and a further shed at the rear which will remain.

Accommodation

Lounge	13'9" x 13'1"	4.19m x 3.99m
Dining Area	16'1" x 12'5"	4.9m x 3.79m
Kitchen	9'3" x 8'7"	2.82m x 2.62m
Conservatory	9'6" x 10'1"	2.9m x 3.07m
Utility Room	7'0" x 4'2"	2.13m x 1.27m
WC	6'2" x 3'3"	1.88m x .99m
Bedroom	11'6" x 10'7"	3.51m x 3.23m
Bedroom	9'9" x 12'8"	2.97m x 3.86m
Bedroom	9'0" x 7'9"	2.74m x 2.36m
Bathroom	6'11" x 6'1"	2.11m x 1.85m



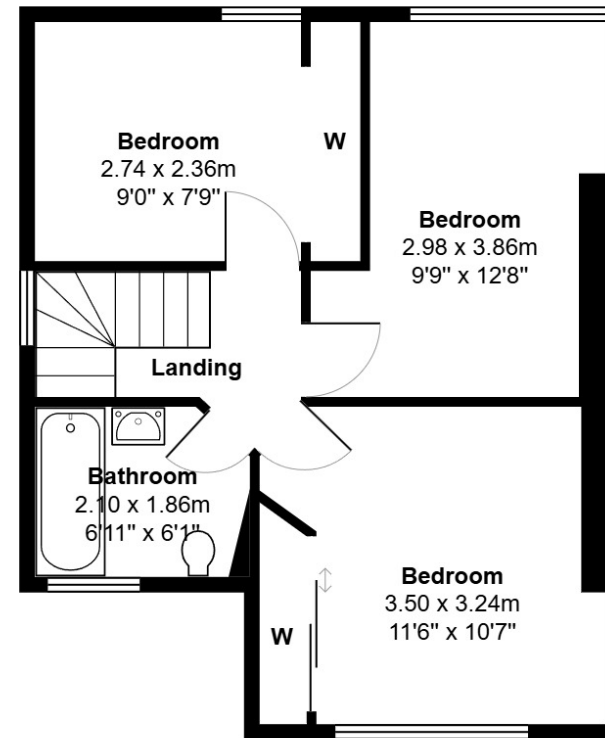
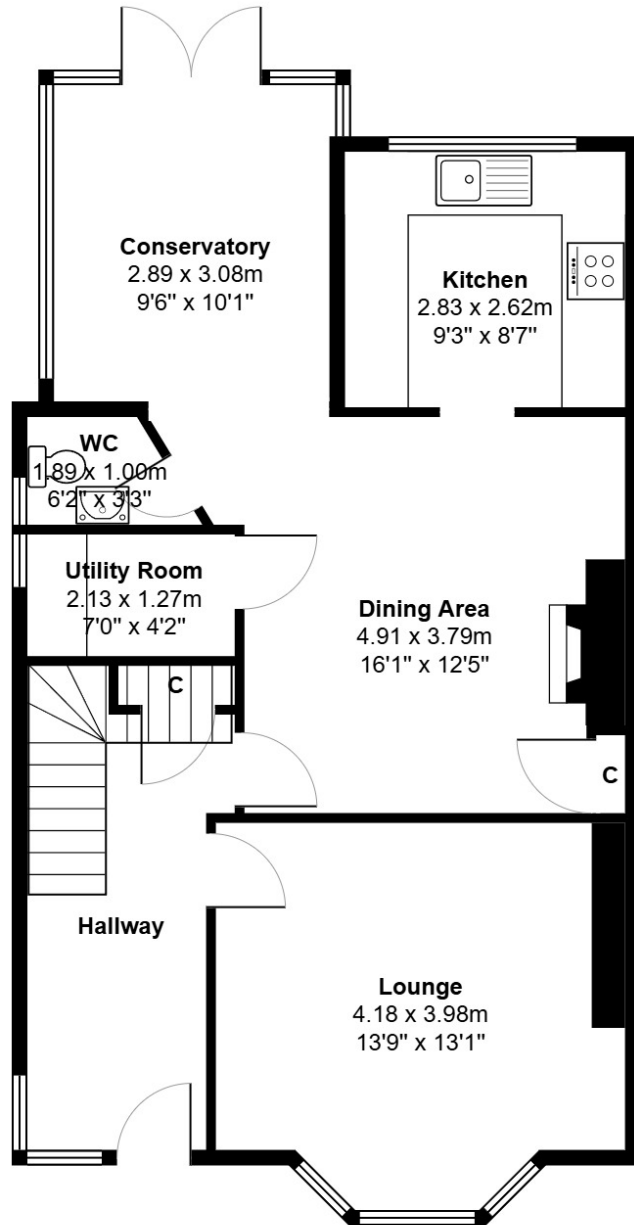
Bathroom



Rear Garden

Floorplan

15 Ashley Park South



Directions

From the west end of Union Street exit left onto Holburn Street and at the traffic lights turn right into Great Western Road after two lots of lights turn right onto Ashley Park Drive then it's the first left which is Ashley Park South.

Location

Ashley Park South lies within a sought after location and worthy of note to the centre of the small crescent of houses is a private area of parkland laid to grass with attractive trees and this is maintained and owned by residents'. The reputable Ashley Road Primary School is within striking distance of the property as are private nurseries and many of the city's private schools are within walking distance. The property is currently in the catchment for Aberdeen Grammar School. Local shops, cafes and a delicatessen are all within walking distance and the city centre is only some 15 minutes' walk from the property with regular public transport readily available to this and many parts of the city on Great Western Road or Union Grove. The subjects are within easy access of the hospital complex at Foresterhill and Anderson Drive, therefore to the business centres to the north and south of the city, Prime Four and Aberdeen Airport.

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

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