



**41 Woodend Crescent,**  
Aberdeen, AB15 6YP

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Dining room

## Immaculate three bedroom semi-detached home with secluded garden and garage

- Fantastic location, within a popular residential street
- Immaculate condition throughout
- Kitchen and dining room both enjoy secluded views
- Stunning decor throughout
- Secluded garden set over three levels
- Single garage with driveway



Three beds.



One bathroom.



Two public rooms.

**We are delighted to offer for sale, this most attractive, move-in ready, three bedroom semi-detached dwelling house located on a popular residential street in the west end of the city.**

The property has been upgraded throughout and is presented in excellent condition offering spacious family accommodation over its two floors. Combining the generous room proportions, quality kitchen and secluded rear garden, this a most special home for any discerning buyer.

Upon entry to the property an inviting entrance vestibule sets the tone for the quality of finish and stylish decor which can be found throughout this home. There is quality tiled effect flooring with a double door storage cupboard. A partially glazed door flows seamlessly through to the main hallway which in turn gives access to the down stairs accommodation and stairs to the upper floor.

The lounge is a bright and welcoming space with a large picture window filling the room with an abundance of natural light. Decorated in modern tones, there is a gas stove which enhances the feeling of warmth. Two partially glazed doors give access through to the dining room allowing for the rooms to be divided or combined as desired. The dining room is an elegant space, with matching decor as that found in the lounge which creates a sense of continuity between the two rooms. Viewers will undoubtedly be drawn to the the large window which frames the secluded garden views perfectly and can be enjoyed from every angle. A door from the dining room leads into the kitchen.

The modern kitchen has been installed in recent years and is fitted with a range of white wall, base and tall units with contrasting concrete effect work surface and matching splash back. Some units benefit from concealed drawers.



Bedroom



Bedroom



Bedroom



Bathroom

A host of appliances can be found throughout the kitchen including a Fridge/Freezer, oven, microwave, induction hob, concealed extractor fan, machine machine and dishwasher. A useful under stair cupboard is being used as a utility space, which houses the tumble dryer. The kitchen has been cleverly designed to make the most of the space, with a useful breakfast bar being fitted with under unit storage, while being wide enough to accommodate a standard base unit size should more storage be required. An external door leads to the garden and garage. Upstairs, the principle bedroom enjoys a front aspect and modern decoration. The room is enhanced further by a built-in wardrobe with hanging, shelving and drawer storage along with a built-in cupboard which is shelved. Bedroom two enjoys a tranquil rear aspect with leafy green views and is decorated in calming tones, with quality carpeting and fitted wardrobes. Bedroom three is an excellent single bedroom with its proportions being larger than most found in the area. The family bathroom completes the accommodation and comprise a corner shower enclosure, bath, wc, vanity unit with inset sink and tiling to the wet areas. It is worth noting there is a loft hatch on the first floor landing, which leads to a sizeable loft which is partially floored.

Outside, there is a large driveway providing a good level off street parking. Directly in front of the lounge there is a flower bed which adds a pop of seasonal colour and enhances the feeling of privacy. There is a single garage to the right of the property which is fitted with an up and over door, light and power, with a modern boiler located in the far corner. The fully enclosed rear garden is an ideal space for both children and pets to enjoy safely. The garden has been landscaped to include boarded flower beds, slabbed patio, area of lawn and decking area. Viewers will instantly notice the secluded nature of the garden. There is a gate giving access to Maidencraig walks and woodland.

## Accommodation

Lounge	13'8" x 17'8"	4.17m x 5.39m
Dining room	10'5" x 11'9"	3.18m x 3.58m
Kitchen	11'0" x 13'8"	3.35m x 4.17m
Bedroom	10'0" x 12'5"	3.05m x 3.79m
Bedroom	11'4" x 10'1"	3.46m x 3.07m
Bedroom	11'6" x 8'11"	3.51m x 2.72m
Bathroom	10'0" x 6'2"	3.05m x 1.88m



Views

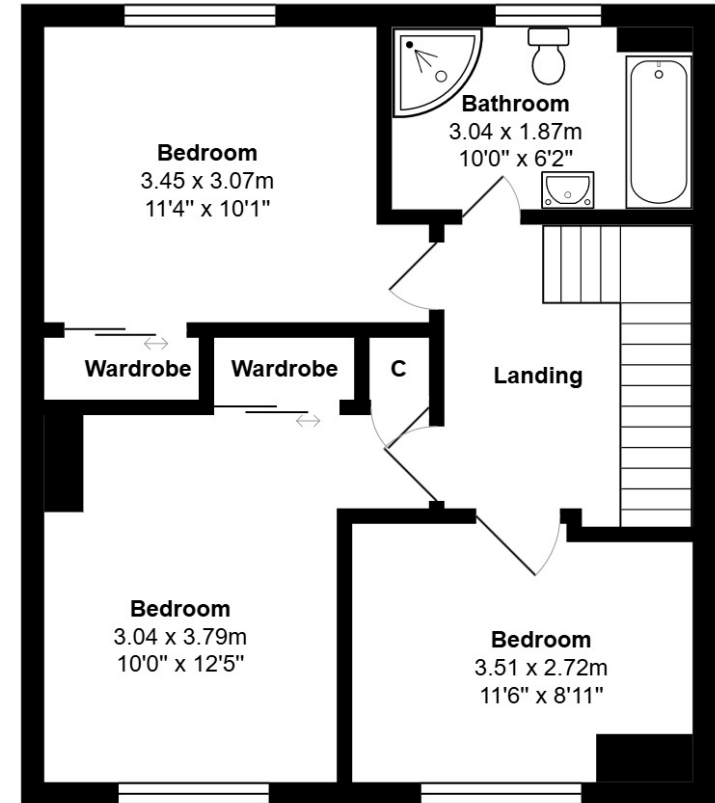
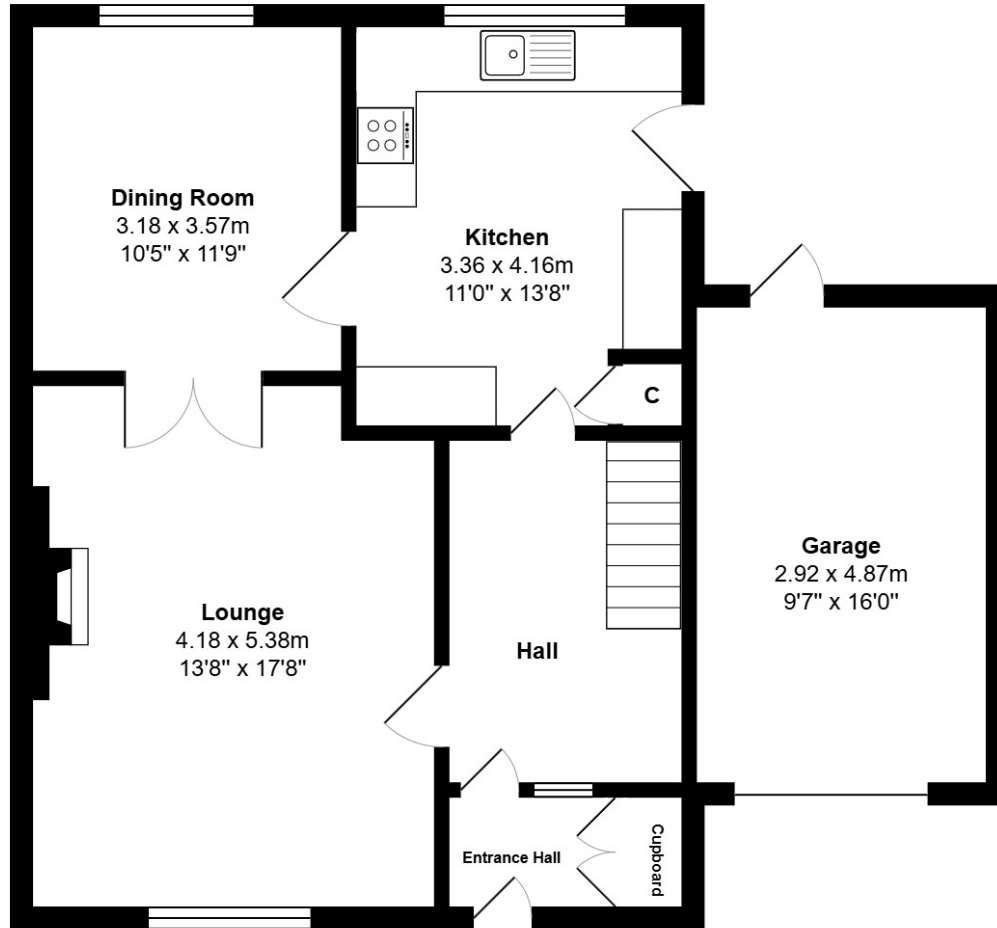


Rear Garden

# Floorplan



## 41 Woodend Crescent



## Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout take the second exit on to Queens Road. Travel along Queens Road and proceed straight ahead at the Forest Avenue, Earls Court and Hazlehead roundabouts. Turn right into Woodend Crescent and No 41 is some way along on the left hand side.

## Location

Woodend Crescent is a pleasant tree lined street located to the west of the city. The property is well placed for local shops, schools and public transport services. The Woodend General Hospital and Foresterhill Hospital complex are both easily accessible. The ring road is also within easy reach.

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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