



7 Glen Avenue,
Dyce, Aberdeen, AB21 7FA

**ledingham
chalmers**
estate agency



Lounge



Dining room



Sitting room

Three bedroom semi-detached dwellinghouse with garage

- Generous accommodation spanning two floors
- Bright and airy Lounge with front facing aspect
- Well equipped Kitchen with breakfast bar
- Dining Room on open plan with Family Room
- Conservatory with access to peaceful Rear Garden
- Three generously sized Double Bedrooms



Three beds.



One bathroom.



Three public rooms.

Situated within the popular residential area of Dyce, we are delighted to present for sale this spacious three bedroom semi-detached dwellinghouse with garage.

This lovely family home combines comfortable living spaces with excellent storage, private garden and ample off-street parking. With its welcoming layout, well maintained presentation and attractive outdoor space, the property provides an excellent opportunity for families, couples or those seeking a spacious and sociable home in a well established location.

Upon entry, the welcoming vestibule provides direct access into the generously proportioned lounge which boasts a large picture window to the front, allowing plenty of natural light to flood the space. The room is generous in size, offering ample space for a range of soft furnishings.

Located to the rear, the kitchen is fitted with a range of base and wall mounted units with co-ordinating work surfaces and tiled splashback behind. There are a range of integrated appliances, all of which are included as part of the sale. A breakfast bar provides an ideal setting for informal dining. This generous room offers pleasant views over the garden and a door gives access out to the rear. A handy utility room provides further storage space and plumbing to house further kitchen/laundry appliances. The open plan dining and family room forms the heart of the home, creating a wonderfully sociable space that works equally well for relaxed family life and entertaining guests. Sliding doors provide access to the conservatory which is a fantastic addition to the property. Designed with everyday living in mind, the generous layout allows the dining, sitting and family areas to flow naturally together, making it easy for everyone to spend time together while still enjoying distinct areas for different activities.



Conservatory



Kitchen



Bedroom



Shower room

The first bedroom is located on the ground floor, enjoying an outlook to the front of the property and fitted with beige carpet with complimenting neutral decor. The shower room completes the ground floor accommodation and is a lovely suite, comprising of a shower enclosure, WC and wash hand basin set into vanity unit, heated towel rail and complete with spotlights and tiled walls. The property benefits from two further generously proportioned double bedrooms, both offering excellent built-in storage with ample fitted wardrobes. The stylish mirror fronted wardrobes provide an attractive and practical feature, helping to maximise the sense of space while offering plenty of room for clothing and personal belongings. Both bedrooms provide comfortable, versatile accommodation, with the generous proportions allowing for a range of furniture arrangements. A convenient upper floor cloakroom toilet is thoughtfully positioned between the two double bedrooms, providing easy access for both rooms and adding an extra level of practicality to the home. The cloakroom also gives access to extensive storage in the eaves, running the full length of the house.

The property is approached via an extensive, well maintained driveway to the front, providing excellent off-street parking for up to five cars. The driveway leads directly to the detached garage, which is fitted with an electric door and benefits from both power and lighting. To the rear, the property enjoys beautifully maintained private gardens, creating a peaceful and attractive outdoor space. The garden features a patio area, lawn and an abundance of colourful shrubs, established plants and trees, providing a lovely combination of greenery, colour and privacy. A convenient outdoor water tap further enhances the practicality of the garden, while the generous layout provides plenty of space for outdoor dining, entertaining, relaxing or family activities.

Accommodation

Lounge	19'11" x 13'3"	6.07m x 4.04m
Dining room	9'10" x 10'3"	3m x 3.12m
Sitting room	10'4" x 9'9"	3.15m x 2.97m
Conservatory	9'5" x 9'3"	2.87m x 2.82m
Kitchen	13'4" x 8'10"	4.07m x 2.69m
Utility room	6'10" x 5'2"	2.08m x 1.58m
Shower room	7'5" x 5'7"	2.26m x 1.7m
Bedroom	11'3" x 13'0"	3.43m x 3.96m
Bedroom	13'3" x 13'8"	4.04m x 4.17m
Bedroom	11'4" x 13'7"	3.46m x 4.14m
Garage	9'0" x 19'1"	2.74m x 5.82m

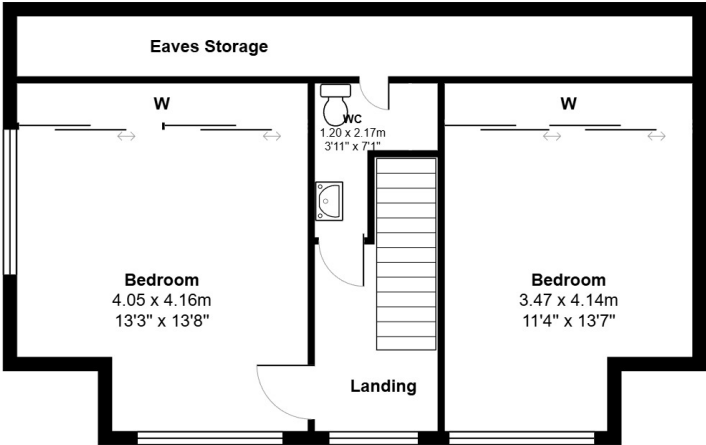
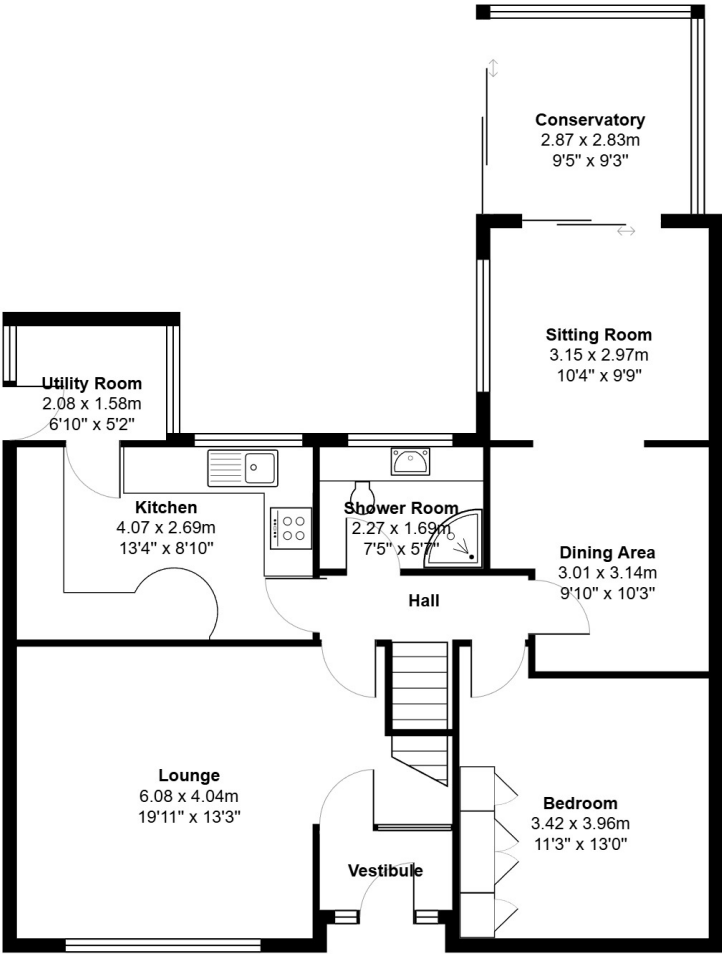
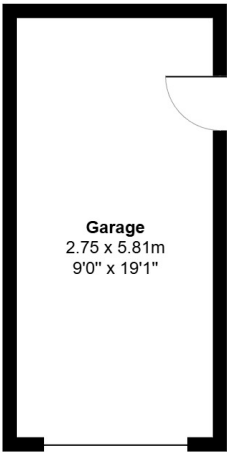


Rear Garden



Garage

Floorplan



Directions

Travelling from Stoneywood, at the roundabout at the Aberdeen Dyce Hotel continue straight on and then take a right onto Glenhome Terrace. Take a left onto Glen Drive and follow the road onto Glen Avenue.

Location

Dyce is a very popular residential area lying to the north of the city. The property is within close distance of Asda Superstore. There are ample shopping and recreational facilities including a Community Centre, Swimming Pool, Library, Squash Club, Bowling Green and excellent educational facilities both primary and secondary. Dyce is also well served by numerous Business Sports Clubs and Associations. The Industrial Estates on the outskirts of Dyce including BP's Corporate Headquarters and Bridge of Don are close at hand as is the City Centre, which is only 6 miles away. Dyce is well served by public transport including a regular rail link to the City.

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.