



124 Johnston Gardens North,
Peterculter, Aberdeenshire, AB14 0LD

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Well presented, one bedroom, end terraced bungalow

- Fantastic location
- Bright and spacious Lounge
- Fully fitted Kitchen with all white goods remaining
- Well-proportioned Double Bedroom
- Fantastic storage throughout
- Rear Garden with shed and tools



Kitchen



One bed.



One bathroom.



One public room.

Situated in the popular area of Peterculter, we have pleasure in offering for sale this one bedroom semi detached bungalow with rear garden.

Entrance to the property is via vestibule which provides an element of privacy and leads into the welcoming hallway, boasting a large cupboard offering excellent storage and hatch with Ramsay ladder which provides access to the part lined loft.

The lounge is overflowing with natural light from the large window which enjoys a pleasing aspect over the side of the property. There is an abundance of space for furniture as desired.

The well-equipped kitchen features a range of wood effect base and wall units, complete with co-ordinating worktops, stainless steel sink and drainer with mixer tap. All white goods will be included within the sale with the washing machine and fridge freezer both being brand new. Access to the rear garden can also be found via the rear vestibule.

The double bedroom is lovely and spacious and is decorated in calming neutral tones. A fantastic benefit is the two double built in wardrobes with mirrored sliding doors. The fitted furniture which is from John Lewis will remain.



Bedroom



Bedroom



Shower Room

Completing the accommodation is the shower room comprising fully enclosed shower, W/C, wash hand basin housed within a vanity unit.

The rear garden is laid with lawn, the shed with assorted tools will be remaining.

The property was completely rewired in 2015 allowing any discerning buyer to move in at utmost convenience. All curtains, blinds and light fittings are also to remain within the property.

Early viewing is highly recommended for this superb property.



External

Accommodation

Lounge	13'1" x 14'1"	3.99m x 4.29m
Kitchen	11'4" x 8'6"	3.46m x 2.59m
Bedroom	13'1" x 11'10"	3.99m x 3.61m
Shower Room	5'6" x 8'1"	1.68m x 2.46m



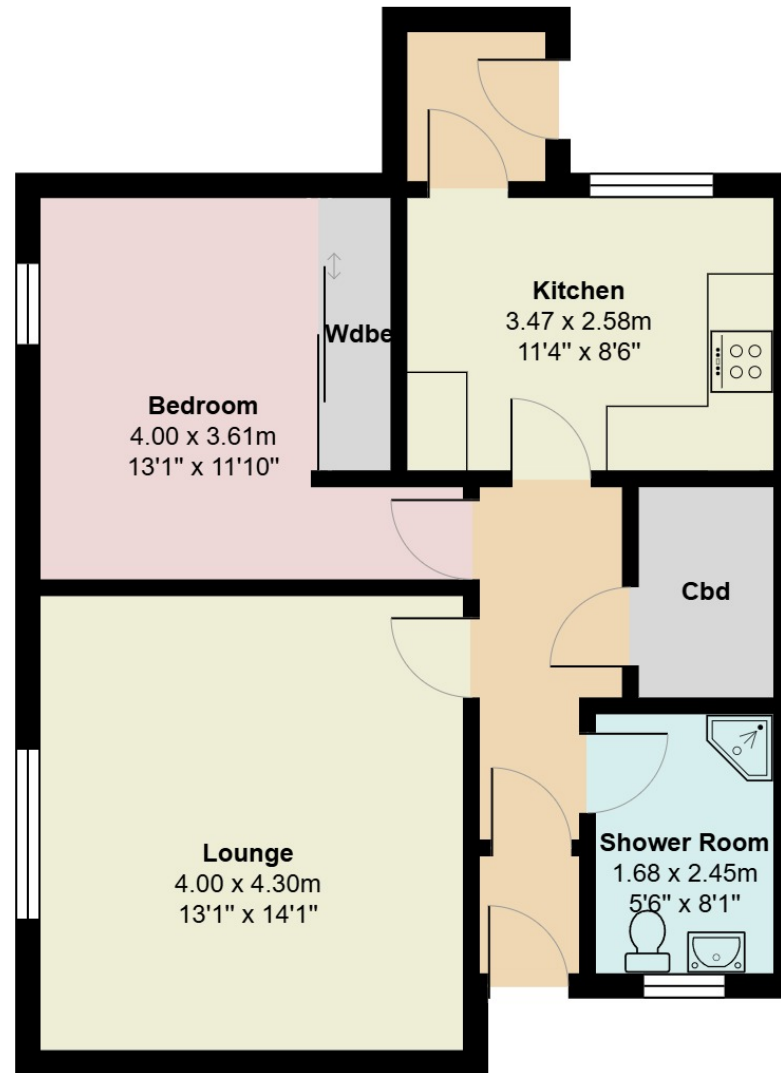
External



External

Floorplan

124 Johnstone Gardens North



Directions

From the West End of Union Street exit onto Holburn Street, continue to the traffic lights and turn right into Great Western Road. Travel along Great Western Road through Anderson Drive and onto North Deeside Road. Continue along this road to Peterculter, entering the Village, travel through the Village passing the local shops and then exit right up the hill and into Malcolm Road. Turn third right into Johnston Gardens North.

Location

Peterculter is west of Aberdeen some seven miles from the City centre. Locally there is a host of shops, restaurants, a library, primary schooling and various leisure and recreational pursuits. A regular bus service to Aberdeen City centre is available close by.

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

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com