



24 Windford Square,
Aberdeen, AB16 6NR

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen

Two bedroom terraced dwelling

- Spacious Lounge with dual aspect
- Fully fitted Kitchen with all appliances included
- Two double Bedrooms with storage
- Modern Shower Room
- Rear Garden with lawn and patio
- Fantastic location within close proximity to local shops



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this two bedroom terraced house which is located in a lovely residential area of Aberdeen within close proximity to local shops and amenities.

Occupying two levels of accommodation along with the added comfort of gas central heating and double glazed windows, although requiring a degree of modernisation this property would provide an ideal starter home allowing any discerning buyer the chance to put their own stamp on the property.

The welcoming entrance hallway provides access to the lower accommodation and staircase to the upper level.

The bright and spacious lounge benefits from a dual aspect to the front and rear of the property running the full length of the property ample space is afforded for a variety of free standing furniture. A feature fireplace gives a lovely focal point to the room.

The kitchen has been fully fitted with a range of wood effect base and wall units with complimenting worktops, including a useful breakfast bar. All white goods will be included within the sale. There is also a back door providing direct access to the garden.



Kitchen



Hallway



Bedroom



Bedroom

Upstairs there are two spacious double bedrooms, one to the front and the other enjoying a rear aspect. The front bedroom further benefits from wall to wall built in wardrobes and the rear featuring a single built in cupboard.

Completing the internal accommodation is the shower room comprising walk in shower, WC and wash hand basin vanity. There is a heated towel rail for convenience.

To the rear there is a sizeable fully enclosed rear garden with lawn and patio area.

Accommodation

Lounge	11'2" x 20'6"	3.4m x 6.25m
Kitchen	10'8" x 11'3"	3.25m x 3.43m
Bedroom	13'9" x 10'5"	4.19m x 3.18m
Bedroom	12'2" x 9'9"	3.71m x 2.97m
Shower room	7'2" x 6'0"	2.18m x 1.83m



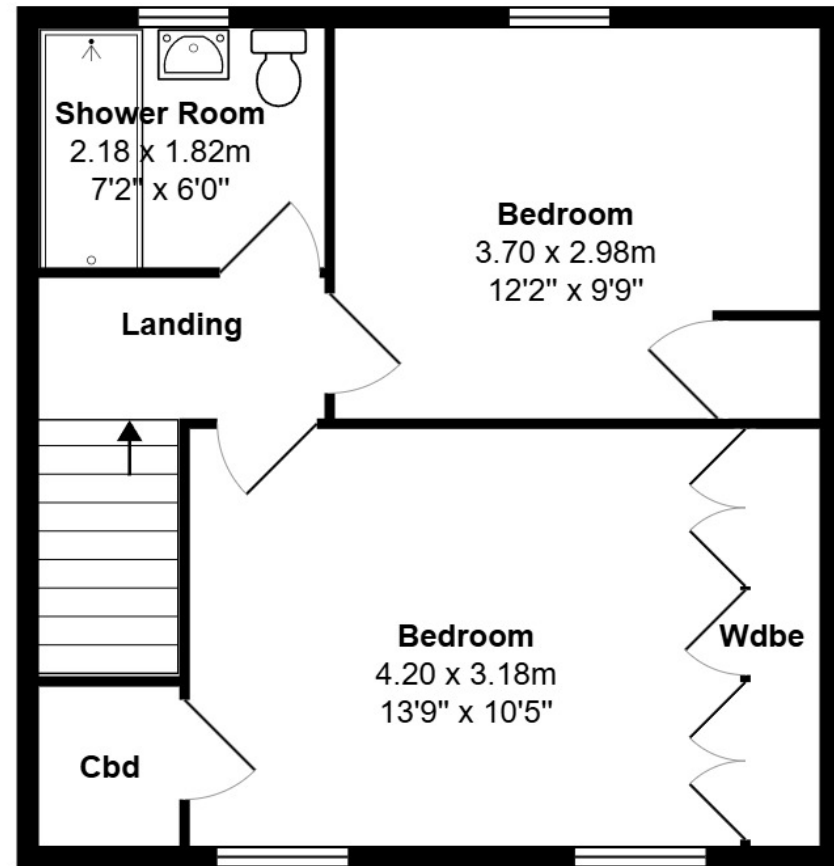
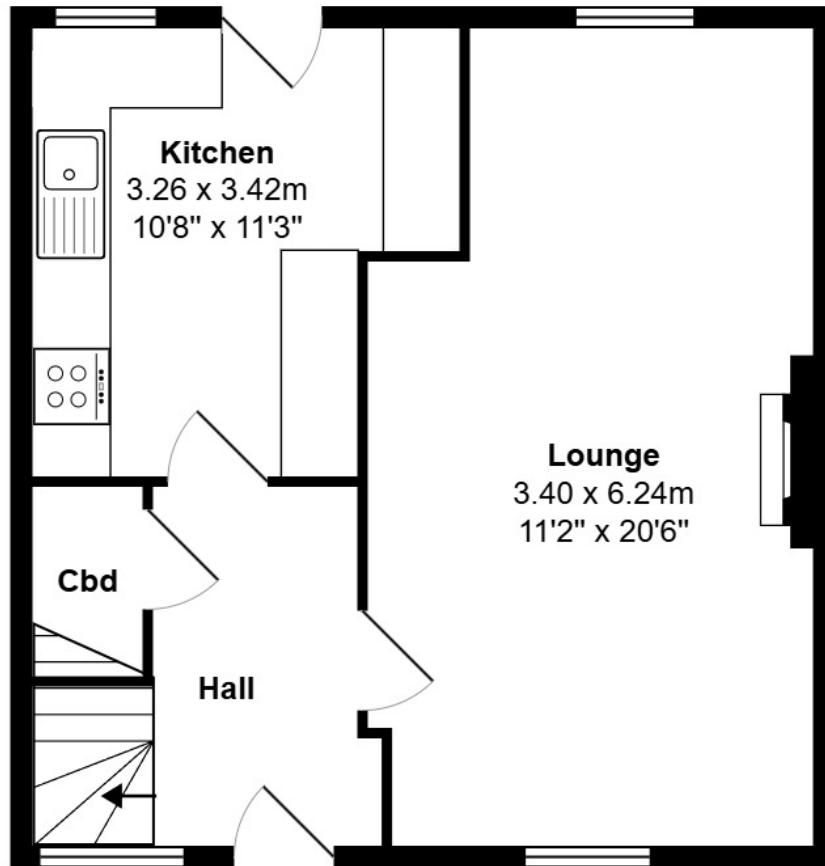
Shower Room



Garden

Floorplan

24 Windford Square



Directions

Travel west along the Lang Stracht from North Anderson Drive. After the LIDL supermarket take the second road on the right into Springhill Road and turn first left onto Sheddocksley Drive. Turn first right onto Sheddocksley Road and second right into Windford Square.

Location

The property is situated in the popular Sheddocksley area, well located for shopping facilities on the Lang Stracht where there is a Tesco supermarket. There are also excellent primary and secondary schools and good public transport facilities making many parts of Aberdeen easily accessible. This area is excellent for those working at Woodend Hospital and also Aberdeen Royal Hospital complex and provides easy access to the main Aberdeen ring road allowing commuting to both north and south of the city.

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

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