



21 Kingswood Mews,
Kingswells, Aberdeen, AB15 8PH

**ledingham
chalmers**
estate agency



Lounge



Lounge

Two bedroom end terraced retirement bungalow

- Fantastic location with local amenities nearby
- Allocated Parking Space and Visitors Parking
- Two generous Double Bedrooms with fitted storage
- Walk-in wet room for accessible use
- Well equipped Kitchen and spacious Lounge
- Enclosed low maintenance Garden to rear



Kitchen



Two beds.



One bathroom.



One public room.

Situated in a modern yet established residential development this two bedroom end terraced bungalow is in excellent order and affords the opportunity to move in with the minimum of inconvenience.

The property also enjoys the benefits of gas central heating, double glazing, a fitted dining kitchen within which the white goods are to remain, a tiled shower room and a private rear garden which capitalises upon its sunny aspect. The carpets and other floor finishes, curtains, blinds and light fittings are also to be included in the price.

This property is only suitable for parties of 55 years or over, or for ambulant disabled persons of lesser age, in need of such amenity housing only, and for no other purpose whatsoever. There is a 6 monthly factoring charge payable on 1 April and 1 October to Castlehill Housing Association, who in their role as factor reviews it on 1 April each year, to go towards the cost of maintaining the building fabric to ensure that it is kept wind and watertight.

Upon entering, the entrance vestibule allows access into property and directly to the hallway which is carpeted with downlighters and provides access to all accommodation, a deep storage cupboard and a hatch to the loft.

The nicely proportioned, bright and airy lounge boasts a bay window capitalising upon the sunny aspect and creating a bright living environment. The room is decorated in neutral tones with complimenting carpeting and allows space for a range of living furniture.



Bedroom



Bedroom



Bedroom



Wet Room

The well equipped kitchen is fitted with a range of base and wall units with co-ordinating work surfaces with tiling above, stainless steel sink unit, wall mounted central heating boiler, roller blind, vinyl flooring, exterior door opening to rear garden and ample space for dining. All appliances are generously included in the sale.

The first double bedroom overlooks the rear garden and benefits from a fitted wardrobe with shelf and hanging space, providing excellent storage.

The second double bedroom is located to the side of the property and boasts superb storage via the double fitted wardrobe.

The wet room is equipped with WC, wash hand basin and wet room area with fitted thermostatic shower, shower rail and curtain.

Externally, there is an allocated parking space directly outside the front door along with visitors parking.

There is an enclosed garden to the rear which is mainly paved with chippings for low maintenance and colourful flowers and shrubs in the borders. There is a garden shed which is to remain.

Viewing is highly recommended.

Accommodation

Lounge	11'4" x 18'4"	3.46m x 5.59m
Kitchen	11'5" x 8'3"	3.48m x 2.52m
Bedroom	10'2" x 11'11"	3.1m x 3.63m
Bedroom	10'3" x 10'6"	3.12m x 3.2m
Bathroom	6'10" x 6'10"	2.08m x 2.08m
Hallway	10'3" x 10'7"	3.12m x 3.23m
Front Porch	4'6" x 3'5"	1.37m x 1.04m



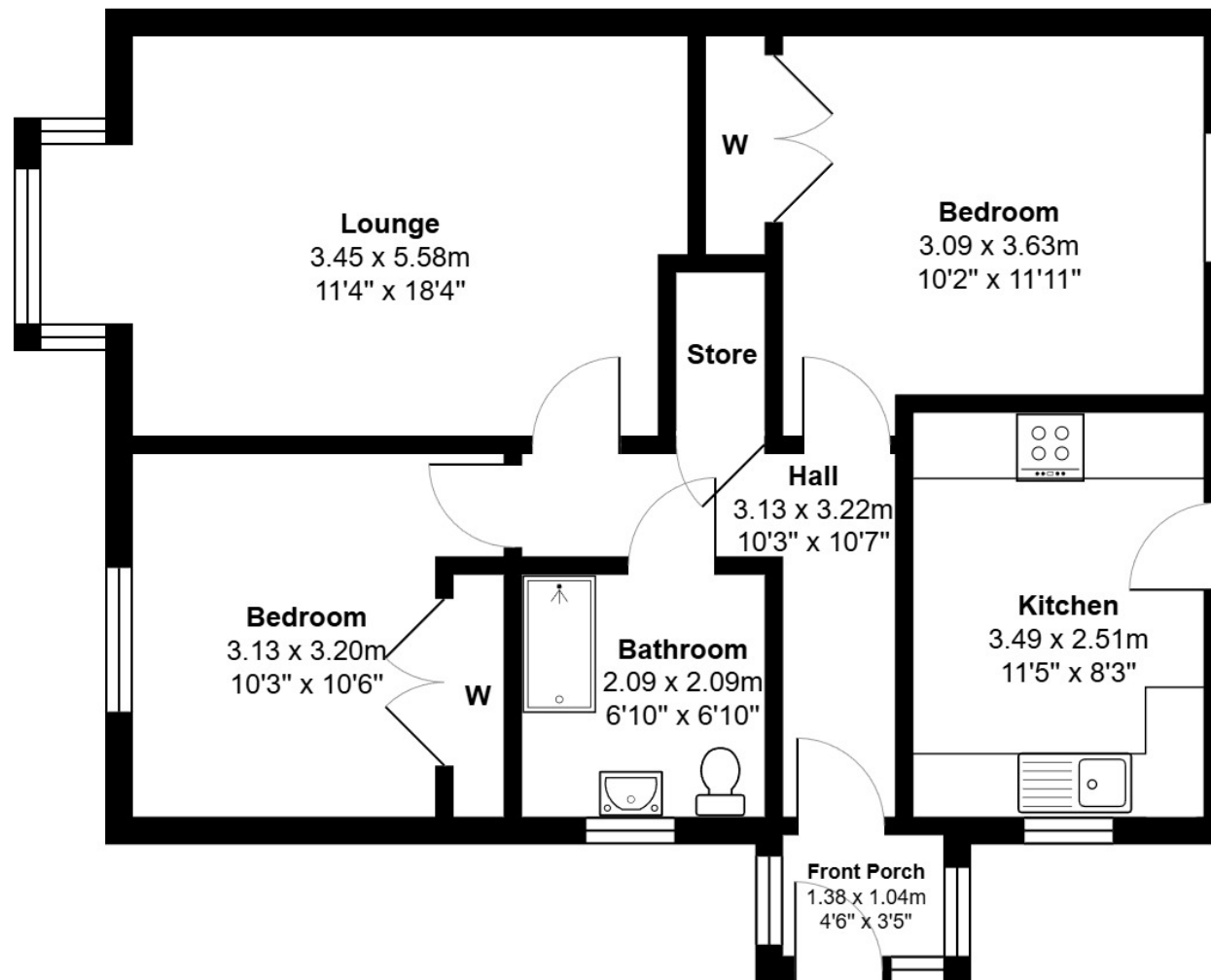
Rear Garden



Exclusive Parking

Floorplan

21 Kingswood Mews



Directions

On reaching Kingswells at the first roundabout turn right onto Kingswood Drive and continue along for 0.7 miles then turn right onto Kingswood Avenue and first right again onto Kingswood Mews.

Location

Kingswells is a popular established residential area well served by a good range of local amenities. Excellent public transport facilities are available including a Park and Ride facility. Most parts of Aberdeen City are also readily accessible by a variety of arterial routes. With the location also being extremely convenient for the oil related offices at Hill of Rubislaw, the Airport and for the oil related offices at Dyce.

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 appointment telephone **07754 285277** or by arrangement with Ledingham Chalmers on 01224 632500

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