



27 Springfield Gardens,
Aberdeen, AB15 7RX

**ledingham
chalmers**
estate agency



Lounge (Virtually staged image)



Family / Diner room



Family / Diner room

Deceptively spacious four bedroom family home with garage

- Impressive four bedroom semi-detached home
- Generous rear extension with bright family/ diner room
- Front lounge with bay window and feature fire
- Versatile accommodation over two floors
- Fully enclosed rear garden
- Driveway and single garage



Four beds.



One bathroom.



Two public rooms.

Situated within a highly sought after residential area to the west of Aberdeen city centre, we are delighted to offer for sale this impressive four bedroom granite fronted semi-detached family home.

The property offers generous and versatile accommodation arranged over two floors, with a particularly spacious rear extension creating an excellent family and entertaining area. Well maintained by the current owner and presented in good order throughout, the property offers an excellent opportunity for a purchaser seeking a substantial family home.

The property benefits from gas central heating and double glazing, while all floor coverings, curtains, blinds and light fittings will remain as part of the sale.

Entry is gained via a welcoming vestibule, which leads into the spacious central hallway. A generous double storage cupboard is located within the vestibule, while the hallway provides access to all of the ground floor accommodation and benefits from a built-in storage cupboard.

Positioned to the front of the property, the lounge is a bright and welcoming room, with generous proportions and a large bay window overlooking the front garden. An electric fire provides an attractive focal point, while the room offers ample space for a range of living furniture.

To the rear, bedroom one provides excellent additional accommodation and is a particularly versatile space. Currently utilised as a bedroom, the room enjoys a pleasant outlook over the rear garden and could equally serve as a generous family room, play room or second reception space depending on individual requirements.



Kitchen



Bedroom one



Bedroom two



Bedroom three

The family / diner room and kitchen forms the heart of the home and provides a spacious and practical setting for everyday family life. Fitted with a comprehensive range of wall and base units, including glass-fronted display and corner cabinets, the kitchen offers excellent storage and worktop space. Integrated appliances include an electric hob, oven and extractor, along with free standing dishwasher, fridge and washing machine, all of which will remain as part of the sale. Beyond the kitchen, the extended family room is a real highlight of the property. Exceptionally bright, the room features six windows arranged in a striking circular formation, filling the space with natural light throughout the day. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The generous proportions provide considerable flexibility and ample space for a range of lounge and dining furniture. Completing the ground floor accommodation is a convenient cloakroom, while a useful side vestibule provides direct access to the rear garden and garage.

Upstairs, there are three well proportioned bedrooms, with bedroom two benefiting from extensive built-in wardrobes. Bedroom two also offers excellent storage, while bedroom four is currently arranged as a home office with fitted desk and furniture. The shower room completes the accommodation and comprises a WC, handwash basin and walk-in shower enclosure. On the landing there is access to the floored loft space via a Ramsay ladder.

Externally, the property enjoys well-maintained front garden, with mature planting and a generous lock-block driveway which leads to a single garage with electric door, power and water. The fully enclosed rear garden enjoys a secluded aspect with area of lawn, flower beds and mature trees giving a leafy backdrop while enhancing the feeling of privacy. A summer house will remain.

Accommodation

Lounge	12'8" x 16'1"	3.86m x 4.9m
Family/Diner room	17'3" x 22'9"	5.26m x 6.94m
Kitchen	7'10" x 11'6"	2.39m x 3.51m
Bedroom one	12'7" x 12'7"	3.84m x 3.84m
Bedroom two	8'1" x 13'0"	2.46m x 3.96m
Bedroom three	8'1" x 11'10"	2.46m x 3.61m
Bedroom four / study	8'7" x 11'7"	2.62m x 3.53m
Shower room	6'2" x 10'5"	1.88m x 3.18m



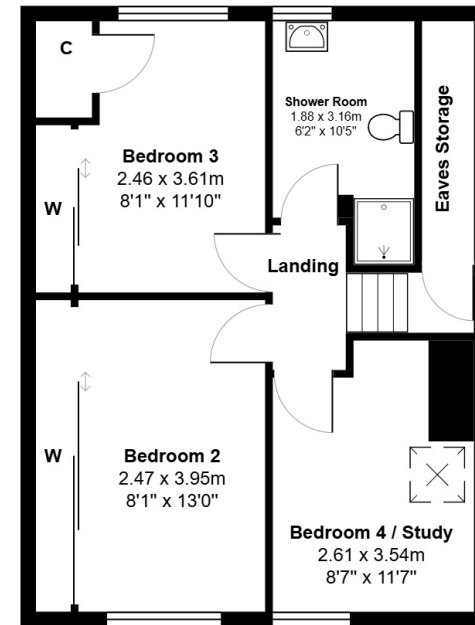
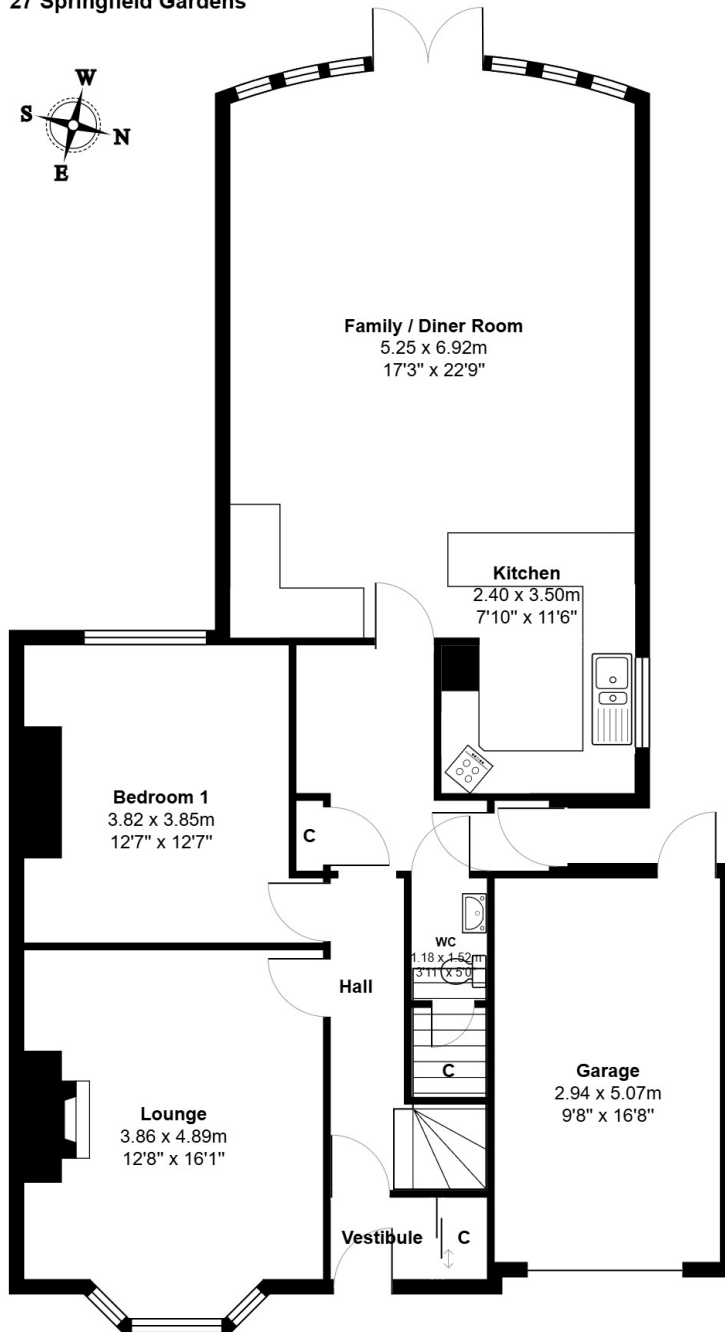
Rear garden



Rear garden

Floorplan

27 Springfield Gardens



Directions

From Holburn Junction travel west along Alford Place and proceed onto Albyn Place. At the Queens Cross roundabout take the second exit onto Queens Road. Proceed straight ahead at the next two roundabouts. Follow the road and at the third set of traffic lights turn left onto Springfield Road. Continue a good distance along, passing Craigiebuckler Church and Springfield Gardens is situated on the right-hand side of the road.

Location

Springfield Gardens is situated in a well-established area, yet one which offers easy access to most parts of Aberdeen city by a variety of arterial routes. The area is also well served by local shops at both Seafield and Mannofield, by public transport facilities and a wide range of recreational facilities are available in the area including the many sporting and recreational attractions at Hazlehead. The property is also less than a ten-minute walk to Airyhall Primary School. The location is also extremely convenient for the oil related offices in the West End of the city and particularly the oil related offices at Hill of Rubislaw.

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

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