



29 Springhill Crescent
Aberdeen AB16 7RT

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Kitchen/Diner

Three bedroom, semi-detached dwelling with garden

- Within close proximity to local shops and amenities
- Spacious accommodation throughout
- Bright Lounge with dual aspect
- Fully fitted Kitchen with breakfast bar
- Three well-proportioned Bedrooms
- Garden and Driveway



Three beds.



One bathroom.



One public room.

We are pleased to offer for sale this two bedroom semi-detached dwellinghouse situated in a popular residential area, within walking distance of a range of local amenities.

Situated on an ideal corner plot this property offers spacious accommodation over two floors and would make the ideal buy for those looking for a property to put their own mark on, as the property does require a degree of modernisation throughout.

Upon entering the property you are greeted by a welcoming entrance hall, which gives access to all of the property's accommodation, staircase to the upper floor and a large storage cupboard.

The generously proportioned living room has a lovely dual aspect overlooking the front and rear of the property, filling the room with natural light. There is ample space for a variety of free-standing furniture.

Leading directly from the lounge is the spacious kitchen which has been fitted with a good range of white wood effect base and wall units with co-ordinated work surfaces and tiled splashback. There is a door which gives direct access out into the rear garden and window above the sink. The kitchen unit also incorporates useful breakfast bar.

Completing the ground floor accommodation is the bathroom with WC, wash hand basin and shower over bath.



Bathroom



Bedroom



Bedroom

Upstairs the first floor landing provides access to the loft via hatch.

There are two well proportioned, double bedrooms to the rear of the property and one single bedroom to the front which further benefits from built in storage.

The garden wraps round from the rear to the side of the property, it is mostly laid with slabs and features a shed. There is a driveway to the front offering off street parking.



Bedroom

Accommodation

Lounge	11'1" x 18'11"	3.38m x 5.77m
Kitchen/Diner	8'11" x 15'0"	2.72m x 4.57m
Bathroom	8'8" x 5'2"	2.64m x 1.58m
Bedroom	12'0" x 12'8"	3.66m x 3.86m
Bedroom	8'4" x 12'8"	2.54m x 3.86m
Bedroom	8'11" x 7'6"	2.72m x 2.29m



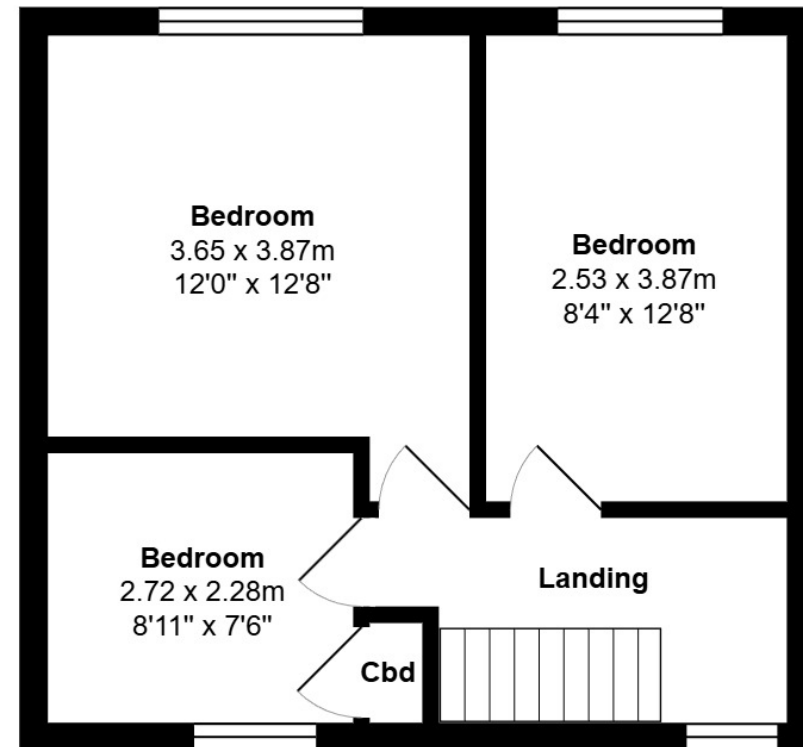
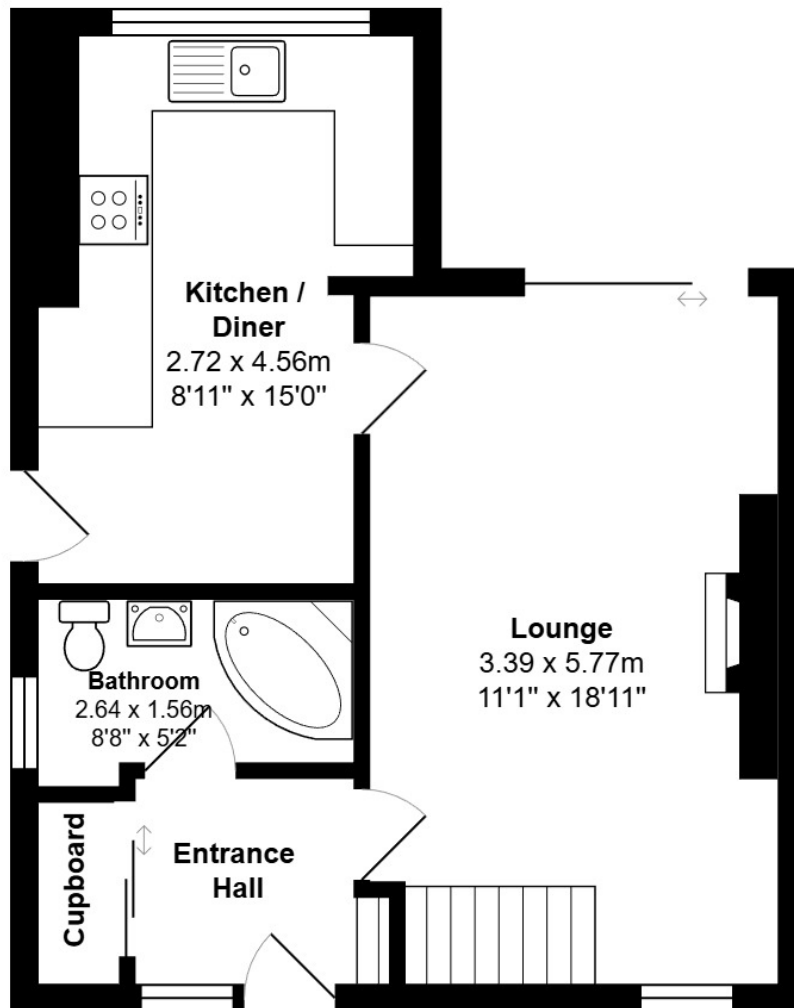
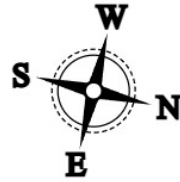
Garden



Garden

Floorplan

29 Springhill Crescent



Directions

Travelling north along the main Aberdeen ring road proceed straight across the traffic lights at the Lang Stracht and at the next roundabout turn left onto Provost Fraser Drive. Continuing to the end of Provost Fraser Drive turn right onto Springhill Road, first right onto Springhill Terrace then left onto Springhill Crescent.

Location

Springhill Crescent is well situated for easy access to the main Aberdeen ring road which allows commuting to both north and south of the city. The area has good education facilities and there is a range of local shops close by. There is also good public transport making many parts of Aberdeen easily accessible from this property.

Arrange a viewing

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.