



1 Shapinsay Road,
Aberdeen, AB15 6NL

**ledingham
chalmers**
estate agency



Hallway



Lounge



Conservatory

Two bedroom terraced dwellinghouse

- Beautifully maintained Gardens to front and rear
- Driveway to front providing off street parking
- Stylish Kitchen with space for dining
- Bright and airy Lounge with archway to Conservatory
- Two good sized Double Bedrooms with generous storage
- Modern Shower Room with walk-in shower enclosure



Two beds.



One bathroom.



Two public rooms.

We offer for sale this immaculate two bedroom mid terraced dwelling offering deceptively spacious accommodation which has been well maintained and upgraded by the current owner.

This fabulous property has been well maintained by the current owner which represents excellent value for money and affords the opportunity to move in with the minimum of inconvenience. The property also enjoys the benefits of gas central heating, double glazing, extensive driveway to side and beautifully maintained gardens to both front and rear.

A bright vestibule features a glazed door leading to the welcoming reception hall which is a lovely open space.

The light and airy lounge features a picture window overlooking the rear with an archway leading through to the conservatory which is a superb addition to the property. The conservatory enjoys a peaceful retreat to the rear of the property and allows access to the garden.

The stylish dining kitchen enjoys a front facing aspect and is fitted with a range of gloss base and wall mounted units with coordinating work surfaces incorporating a stainless steel sink and drainer and a range of integrated appliances including microwave, oven and hob. There is further space available to host a washing machine and dishwasher. The kitchen offers space for a dining table and chairs and further benefits from a generous walk-in pantry providing excellent storage.



Kitchen



Bedroom



Bedroom



Shower room

A carpeted staircase leads to the first floor landing which leads to all remaining accommodation and access to a hatch which provides access to the floored loft which is equipped with light and a ladder for easy access.

There are two double bedrooms, both of good size and fitted with generous built-in storage. Both rooms are decorated in tasteful decor with complimenting beige carpeting and allow space for a range of bedroom furniture.

The modern well appointed shower room completes the accommodation and is fitted with a shower enclosure, WC and wash hand basin set into stylish vanity unit, heated towel rail, medicine cabinet, opaque window and finished with spotlights.

The front garden boasts a generous driveway providing off street parking and a further area of lawn is surrounded by vibrant plants and shrubs in the borders, adding a pop of colour to the space.

The rear garden is screened by timber fencing and shrubs, adding a degree of privacy and is mainly laid to lawn with an area of paved patio and decorative planted borders. The timber shed will remain as part of the sale.

Early viewing is highly recommended to appreciate the move-in ready accommodation on offer.

Accommodation

Kitchen / Diner	9'4" x 11'9"	2.85m x 3.58m
Lounge	15'2" x 10'6"	4.62m x 3.2m
Conservatory	8'11" x 10'11"	2.72m x 3.33m
Bedroom	13'2" x 10'7"	4.01m x 3.23m
Bedroom	9'7" x 12'1"	2.92m x 3.68m
Shower Room	6'3" x 8'3"	1.91m x 2.52m



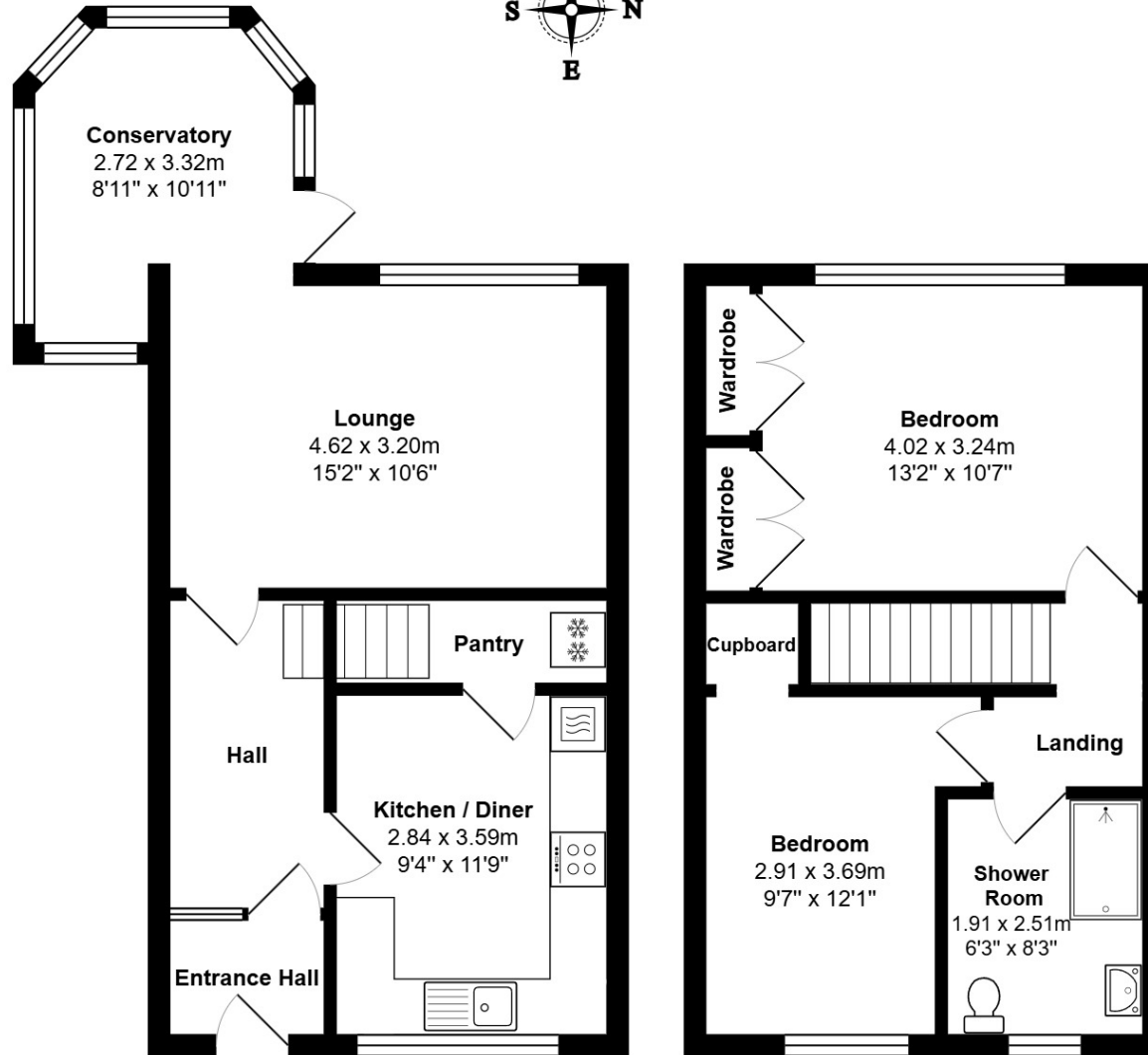
Rear Garden



Rear Garden

Floorplan

1 Shapinsay Road



Directions

Travel along the Lang Stracht for some distance reaching the Rousay Drive traffic lights, exit left into Rousay Drive. At the end, turn right into Eday Road, take the third opening on your right into Shapinsay Road.

Location

Shapinsay Road is a quiet residential development situated off Lang Stracht. The area is well served by a variety of local shops, supermarkets, and local amenities. The city centre is easily accessed with a regular bus service operating close by, and Woodend Hospital is a short walk away. The property is also ideally placed for access to the business parks at Kingswells and West.

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

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