



108 Craigiebuckler Avenue,
Aberdeen, AB15 8JX

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

Immaculate three bedroom semi-detached home with large garden and garage

- Fantastic location, within a popular residential street
- Immaculate condition throughout
- Open plan kitchen/diner with secluded garden views
- Stunning decor throughout, with modern bathroom
- Extensive rear garden offers ample potential
- Single garage with driveway



Kitchen



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale, this most attractive, move-in ready, three bedroom semi-detached dwelling house located on a popular residential street in the west end of the city.

The property has been upgraded throughout and is presented in excellent condition offering spacious family accommodation over its two floors. Combining the generous room proportions, quality dining kitchen and rear garden, this a most special home for any discerning buyer.

Upon entry to the property an inviting entrance vestibule sets the tone for the quality of finish and stylish decor which can be found throughout this home. The room has statement tiled effect flooring, with concealed storage behind the door. A partially glazed door flows seamlessly through to the main hallway which in turn gives access to the down stairs accommodation, while boasting a modern WC before the stairs to the upper floor.

The lounge is a bright and welcoming space with large box bay window filling the room with an abundance of natural light. Decorated in modern tones, the current owners have installed a wood burning stove which enhances the feeling of warmth. Two sliding doors give access through to the open plan kitchen/diner allowing for the rooms to be divided or combined as desired.

Viewers are sure to be impressed with the modern kitchen which has been finished to the highest of standards with quartz work top and light grey wall and base units. Integrated appliances include gas hob, oven, microwave, dishwasher and fridge/freezer. There is also a useful larder and door leading down a few steps to the garden. The dining area is located by the kitchen, making this a fantastic entertaining space, with diners being able to enjoy peaceful garden views.



Bedroom



Bedroom



Bedroom



Bathroom

Upstairs, there are two excellent sized double bedrooms, single bedroom and family bathroom.

The principle bedroom enjoys a tranquil rear aspect, with large window giving relax garden views. The room is decorated in calming tones, with quality carpeting and bespoke fitted wardrobes. The second bedroom has a front aspect and again boasts good proportions, with a fitted cupboard located in the far corner. Bedroom three is an excellent single bedroom but would also be suitable as a home office if needed. This room also benefits from bespoke wardrobe and storage. The modern bathroom has been fitted in recent years and comprises quality wall tiling, shower enclosure with rainfall shower head, free standing bath, wall mounted storage unit with inset sink and wc.

To the front there is a small area of lawn with flower bed boarder, which adds a pop of seasonal colour. The property has been enhanced by a new front door and painted garage door which helps enhance this fine home's curb appeal.

There is a single garage to the left of the property which is fitted with an up and over door. There is Kingspan insulation fitted to the roof, along with a modern boiler being located in the far corner by the rear door. There is both light and power within the garage. Directly in front of the garage is an exclusive driveway, which provides off street parking for one car. The fully enclosed rear garden is an ideal space for both children and pets to enjoy safely, with its expansive size offering bags of opportunity. The garden has been landscaped to include boarded flower beds, a large patio and area of lawn. There is an area of mature trees at the bottom of the garden. Viewers will instantly notice the secluded nature of the garden compared to others within the area along with its impressive size.

Accommodation

Lounge	13'9" x 16'10"	4.19m x 5.13m
Kitchen/diner	20'9" x 13'10"	6.33m x 4.22m
WC	2'11" x 7'7"	.89m x 2.31m
Bedroom	13'9" x 12'5"	4.19m x 3.79m
Bedroom	11'0" x 12'1"	3.35m x 3.68m
Bedroom	9'8" x 8'8"	2.95m x 2.64m
Bathroom	7'0" x 8'7"	2.13m x 2.62m
Garage	9'10" x 19'7"	3m x 5.97m



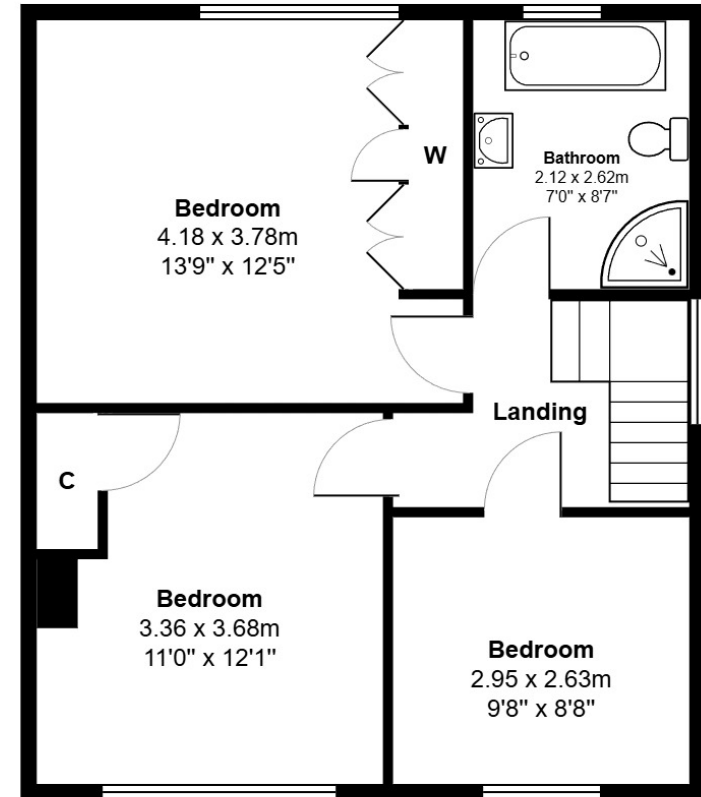
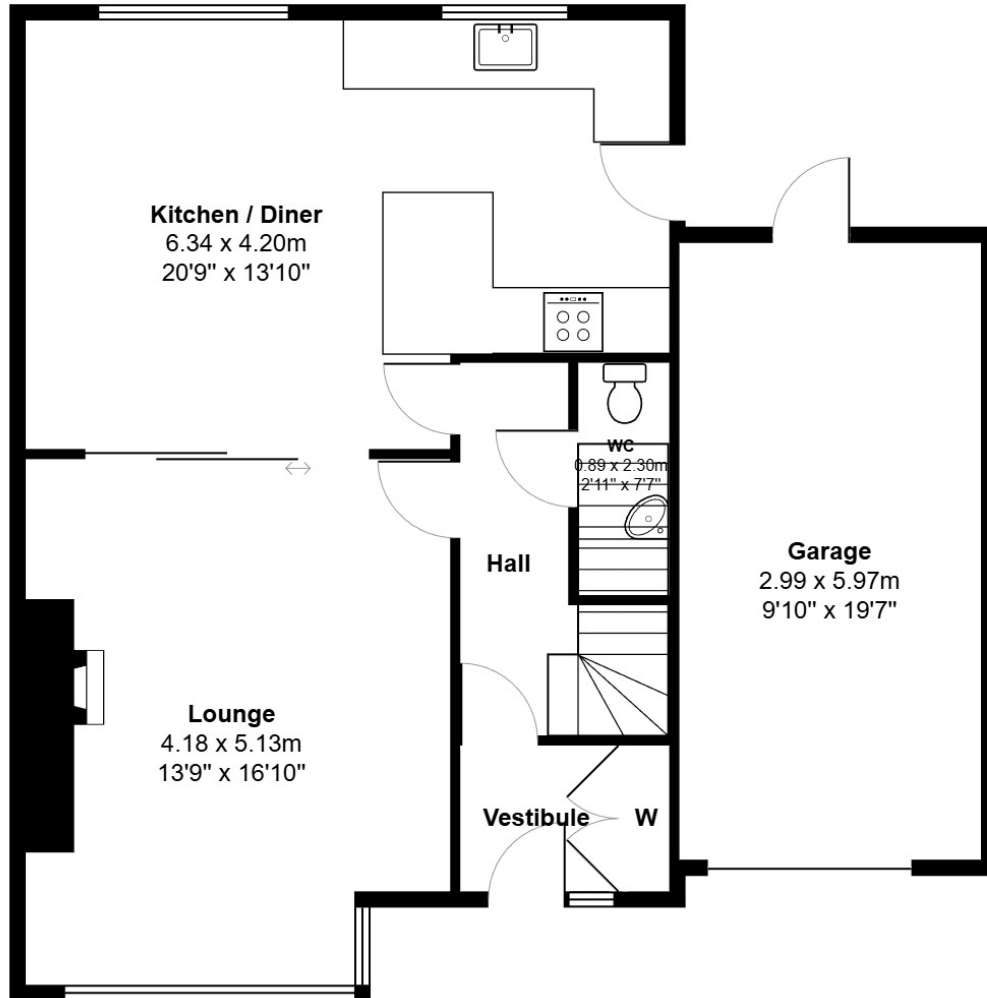
Views



Rear Garden

Floorplan

108 Craigiebuckler Avenue



Directions

From the West end of Union Street continue along Queens Road to the roundabout at Anderson Drive, continue straight on at the roundabout then continue along Queens Road approx. 0.8 miles. Exit left down Hazledene Road. Continue along Hazledene Road approx. 0.3 miles then exit left onto Craigbuckler Avenue. No. 108 is indicated by the 'For Sale' sign on the left.

Location

The property is set with an established and desirable residential area which boasts an excellent range of local amenities including shops, a library and leisure activities, as well as primary and secondary schooling. The area is well served by public transport facilities and is conveniently located for accessing many of the city's office and industrial complexes.

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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