



138 Broomhill Road,
Aberdeen, AB10 6HX

Offers over **£325,000**

**ledingham
chalmers**
estate agency



Hallway



Lounge



Dining Room

Four bedroom semi-detached granite property



Four beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this four bedroom semi-detached granite property, offering immaculate and versatile living space just a short walk from the city centre.

This lovely family home offers potential purchasers the ability to move-in with the minimum of fuss and early viewing is highly recommended.

As you enter the property the front door has leaded window panels and leads you into a vestibule, with original pine door and glass panel surround leading through to the extensive hallway which provides a most welcoming entrance.

To the front of the property lies the stunning lounge, an impressively spacious room decorated in tones in keeping with the age of the property. It has neutral carpeting, window to the front and a beautiful fireplace is the main focal point of this cosy room.

Enjoying a quiet aspect to the rear, the dining room which is currently being utilised as a snug, overlooks the peaceful garden. The room is decorated again in neutral decor with hardwood flooring and an exposed brick fireplace adds character to this lovely room.

From the snug, you will find the kitchen/diner which is generous in size and fitted with a range of quality base and wall units with co-ordinating work surfaces and tiled splash back behind. The kitchen includes a range of integrated appliances including a gas hob and combi grill/oven. The kitchen allows space for a large dining table and chairs and a door provides access out to the garden.



Kitchen / Diner



Landing



Shower Room



Bedroom

As you proceed to the upper floor, there is a shower room on the mezzanine level, it is fitted with a walk-in shower enclosure set into modern aqua panel, WC, modern sink unit and wall mounted mirror above. Also on this level lies a bedroom, with window to the rear, this bright room is decorated in neutral tones with complementing flooring.

The main bedroom is front facing with a lovely bay window and full-length built-in wardrobes. To the rear lies another good sized double room, with a large bay window, this room is flooded with natural light and enjoys a lovely quiet aspect. Bedroom four is front facing and would make an ideal home work space or nursery.

This property benefits from gas central heating and UPVC double glazed windows. There are many traditional features including original internal doors and staircase and high ceilings to the living spaces.

Externally, to the front, there is an area of lawn with planted borders and a gate to the side of the property offers access to the rear. The rear garden has an outhouse which is currently used as a utility room, equipped with power and light and providing space for a washing machine and additional freezer if desired. There is a second outhouse which is used as a shed and equipped with power and light. The sunny garden has a lovely patio area and lawn bordered with mature shrubs, plants and an apple tree. On street parking is available to the front of the property.

Accommodation

| | | |
|----------------------|----------------|---------------|
| Lounge | 15'1" x 13'9" | 4.6m x 4.19m |
| Dining Room | 17'10" x 12'1" | 5.44m x 3.68m |
| Kitchen / Diner | 12'4" x 14'7" | 3.76m x 4.45m |
| Utility / Wash House | 12'4" x 8'5" | 3.76m x 2.57m |
| Bedroom | 13'5" x 12'3" | 4.09m x 3.73m |
| Bedroom | 13'5" x 11'4" | 4.09m x 3.46m |
| Bedroom | 7'11" x 9'0" | 2.41m x 2.74m |
| Bedroom | 11'4" x 7'11" | 3.46m x 2.41m |
| Shower Room | 8'3" x 5'2" | 2.52m x 1.58m |

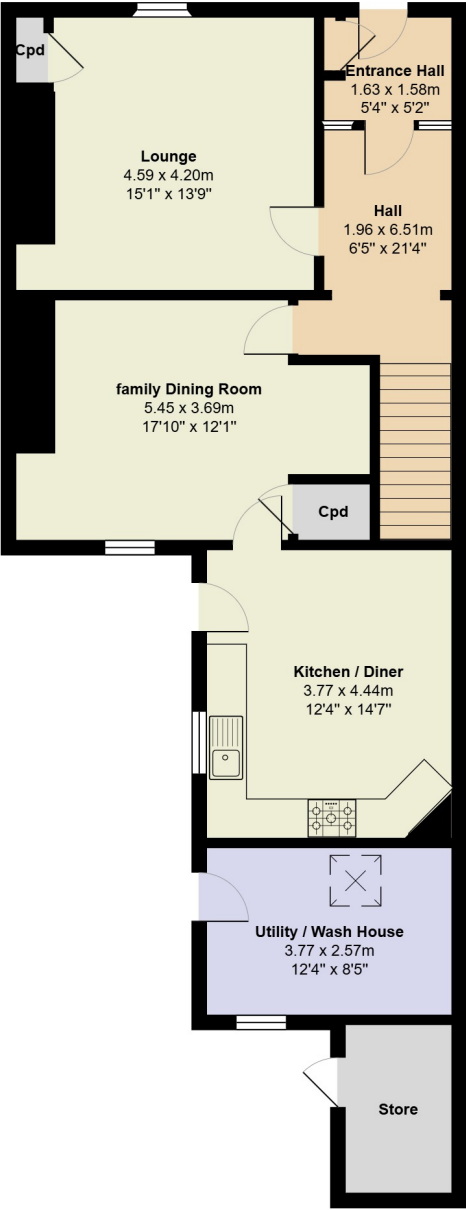


Garden

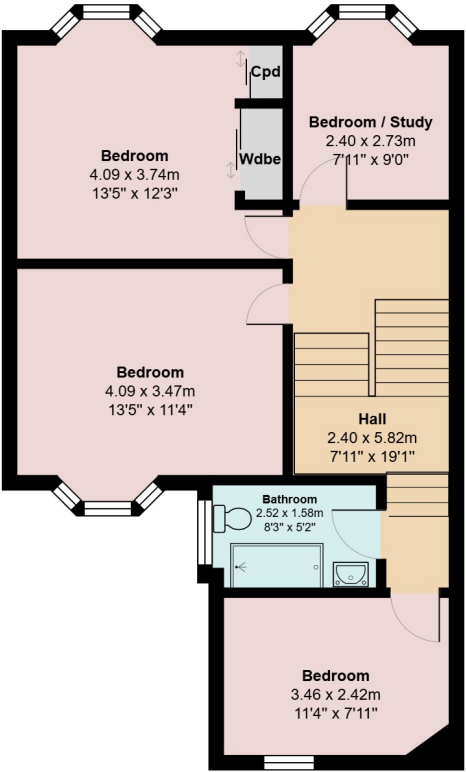


Garden

Floorplan



Ground Floor



Directions

Leave Union Street via Holburn Junction turning left onto Holburn Street. Continue through the first roundabout to the mini roundabout and take the second exit into Broomhill Road number 138 located along on the right hand side as indicated by For Sale sign.

Location

Broomhill Road is located in the west of the city centre and is well placed for local shops & independent shops and public transport. The ring road is within easy reach giving access to the suburbs as well as the International Airport and Foresterhill Hospital. Within walking distance is the Duthie Park, Winter Gardens and Old Railway Line as well as the Bridge of Dee Retail Park which offers a choice of supermarkets. Broomhill Road is also within easy reach of the city centre, the bus and railway stations and the Robert Gordon University Campus at Garthdee.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Johnstone House,
52-54 Rose Street, Aberdeen
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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.