



27 Wellside Place,
Kingswells, Aberdeen, AB15 8EY

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estate agency



Lounge / Diner



Dining area and Kitchen



Kitchen

Well presented three bedroom bungalow with garage

- Deceptively spacious three bedroom bungalow
- Open plan lounge/diner/kitchen
- Modern kitchen with separate utility room
- Principle bedroom boasts an ensuite
- Fully enclosed rear garden with secluded backdrop
- Single garage with light, power and driveway



Three beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this well presented three bedroom bungalow, which is situated within a peaceful residential area in the heart of Kingswells.

Upon entering the property viewers are bound to be impressed by this spacious and inviting home, which offers excellently proportioned accommodation on one level. Entry is granted via a partially glazed front door into the entrance vestibule, which in turn leads into the open plan lounge/kitchen/diner.

Of impressive proportions, the lounge/kitchen/diner is an excellent spot to relax and unwind while also being the ideal spot for socialising and entertaining. The lounge enjoys dual aspect views which fill the space with an abundance of natural light. The dining area is situated by the kitchen for convenience and also enjoys views towards the garden. The kitchen is fitted with a range of white gloss wall, base and tall units with a host of integrated appliances including a oven, induction hob with built-in extractor, microwave, dishwasher, wine fridge and fridge/freezer. The hob is centrally placed within the island unit, with retractable extractor fan giving a sleek finish to the space.

A door by the kitchen gives access into the utility room, which is also fitted with a range of wall mounted and base units. There are two exterior doors, giving access to the front and rear of the property respectively. making this a great spot for the storage of prams or bikes as and when required.

Returning to the lounge, a door to the back of the room gives access to the main internal hallway which in turn gives access to the remaining accommodation and boasts a double door built-in cupboard, secondary single door built-in cupboard and loft hatch.



Bedroom



Bedroom



Bedroom



Bathroom

The principle bedroom is a good sized double with built-in wardrobes and ensuite shower room comprising vanity storage unit with inset sink and wc, shower enclosure and heated towel rail.

There is an other double bedroom which like the principle enjoys peaceful garden views and a built-in wardrobe.

The third bedroom is a good size and would make for an excellent guest bedroom or office space. The accommodation is completed by the centrally located bathroom comprising bath with overhead shower, tiled walls, storage vanity unit with inset sink and wc.

Externally, there is a small, well maintained garden to the front with a mix of stone chippings and flower beds. There are two paths, one from the pavement and an other from the driveway with both leading to the front and side doors. In front of the lounge windows is charming porch which has wooden decking making it a lovely spot for a seat or potted plants. There is a single garage to the right of the property which is fitted with light and power. There is also substantial storage space available overhead. There is a driveway located in front of the property which gives off street parking for one or two vehicles. There is a side gate located to the right of the garage.

The rear garden has an enviable secluded backdrop and is a great size. The garden is fully enclosed making it a safe space for both children and pets to enjoy. The garden is laid mainly to lawn with raised decking in the corner, which is a sun trap in the warmer months. There is also an outside socket.

Accommodation

Lounge/diner	22'1" x 15'9"	6.73m x 4.8m
Kitchen	10'7" x 7'10"	3.23m x 2.39m
Utility Room	8'2" x 9'11"	2.49m x 3.02m
Bedroom	9'7" x 12'9"	2.92m x 3.89m
Ensuite	7'4" x 5'9"	2.24m x 1.75m
Bedroom	10'1" x 9'6"	3.07m x 2.9m
Bedroom	8'9" x 8'8"	2.67m x 2.64m
Bathroom	6'9" x 5'8"	2.06m x 1.73m



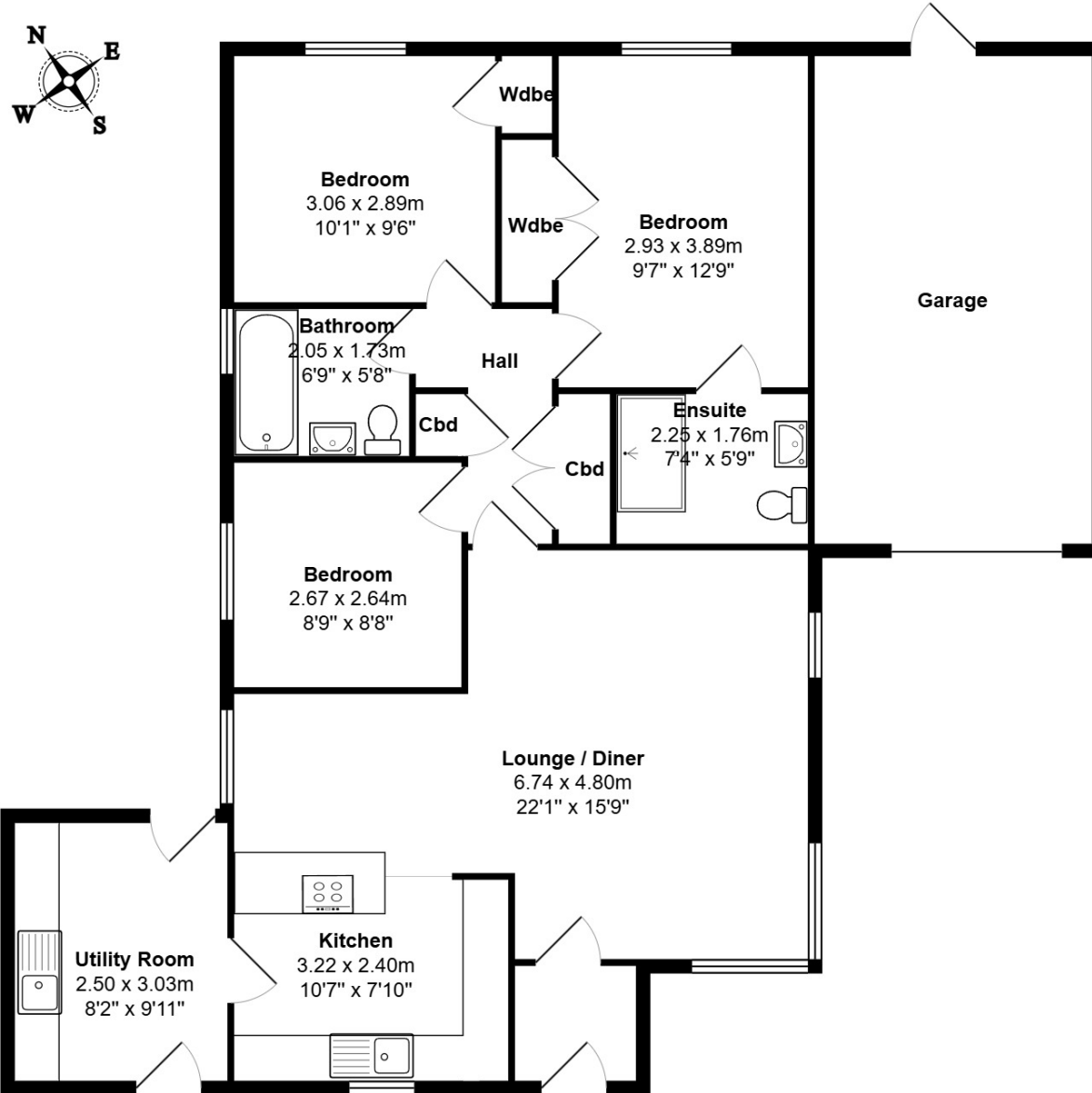
Utility room



Rear Garden

Floorplan

27 Wellside Place



Directions

From Aberdeen travel straight ahead on to the A944 Aberdeen to Alford Road. At the Kingswells Roundabout, turn right and take the third turning into Kingswells on the right into Kingswood Drive. Turn left into Kingswells Crescent then take the fifth exit on the right to Wellside Place.

Location

Kingswells is an expanding residential village within easy commuting distance of Aberdeen city centre and the business developments of Westhill, as well as the international airport at Dyce. The village is served by good public transport facilities, there is a park and ride and in the vicinity is a primary school, shopping centre, community centre and church. The secondary schools are located in Westhill.

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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