



22 Belmont Gardens,
Aberdeen, AB25 3GA

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Dining Area

Well-presented, three bedroom, semi-detached dwelling with garage and garden

- Fantastic location with local amenities close by
- All facias in the public area are original hardwood
- Fully fitted Kitchen with dining room close by
- Thistle tiled roof Conservatory
- Three well proportioned Bedrooms
- Rear Garden and Garage to the front



Three beds.



One bathroom.



Two public rooms.

We are delighted to bring to the market this well presented, deceptively spacious, three bedroom, semi-detached dwellinghouse located in a popular and established residential area.

The property has been well maintained by the current owners since new and provides excellent accommodation over two floors making this a fantastic family home for any discerning buyer. A noteworthy feature is there has been a class A valiant boiler recently installed.

The property is entered via vestibule which offers a level of privacy and provides access to the stairwell to the first floor and lounge.

The bright lounge is of generous proportion and is flooded with natural light due to the large window which overlooks the front garden. A lovely focal point is the fireplace feature, this further enhances the warm and homely atmosphere. A useful under stair cupboard offers fantastic storage.

Going through the glazed door you are welcomed to the kitchen and dining space, both areas are separated by an archway. The dining room offers ample space for a large dining table as desired.

The stylish kitchen has been fitted with a range of cream base and wall units with complementing work tops and splash back.

Also separated by an archway just off of the dining room is the conservatory with pleasing rear garden views, this is the perfect spot to enjoy your morning coffee. A noteworthy addition to this room is the useful utility room which offers under counter space for appliances and further shelves for storage.



Conservatory



Bedroom



Bedroom



Bedroom

The stairwell leads up to the upper hall where you will find the large airing cupboard, further single storage and loft access above via hatch.

There are two well proportioned double bedrooms, one to the front of the property the other enjoying a quiet rear aspect. Both benefit from built in wardrobes and offer a wealth of space for free standing furniture.

The third bedroom is a versatile space that is currently being used by the current owners as a study.

Completing the internal accommodation is the family bathroom comprising shower over bath with new Mira shower fitted in January, WC and wash hand basin inset into a vanity unit.

The spacious and low maintenance rear garden is fully enclosed to ensure the safe play of children and pets alike. There is also a door providing direct access to the garage.

To the front of the property there is a driveway and single garage with up and over door and rear door for direct access to the garden.

Early viewing is essential to appreciate this fantastic family home.

Accommodation

Lounge	11'4" x 14'8"	3.46m x 4.47m
Dining Room	8'1" x 11'1"	2.46m x 3.38m
Kitchen	7'7" x 11'1"	2.31m x 3.38m
Conservatory	12'1" x 16'2"	3.68m x 4.93m
Utility Room	5'5" x 8'8"	1.65m x 2.64m
Bedroom	8'9" x 10'4"	2.67m x 3.15m
Bedroom	8'9" x 9'9"	2.67m x 2.97m
Bedroom	7'0" x 9'6"	2.13m x 2.9m
Bathroom	7'0" x 6'2"	2.13m x 1.88m
Garage	8'10" x 17'7"	2.69m x 5.36m



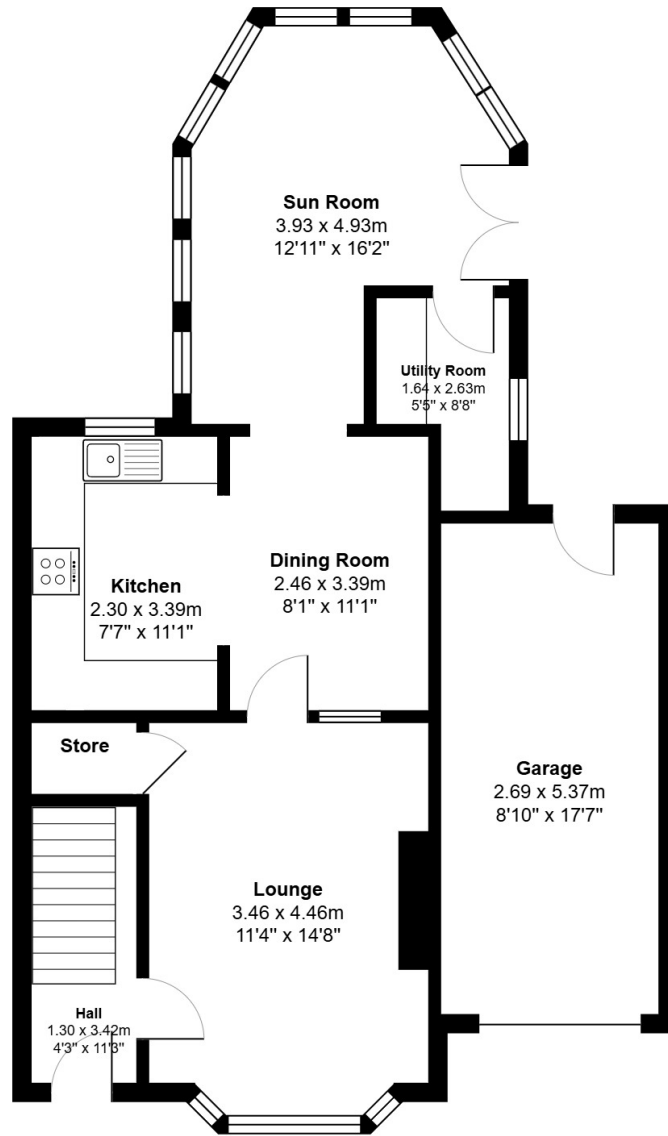
Bathroom



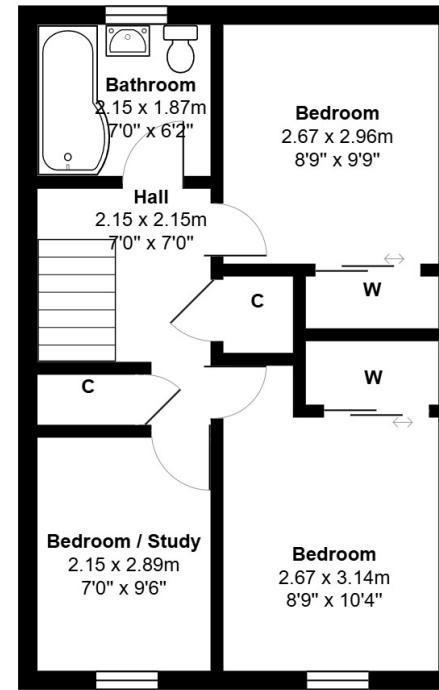
Garden

Floorplan

22 Belmont Gardens



Ground Floor



First Floor

Directions

From Union Street exit right onto Rose Street. Continue to the traffic lights and turn right into Skene Street, travel through the next traffic lights to the Woolmanhill roundabout and take the turning on the left into Gilcomston Street. At the next roundabout continue straight ahead onto Skene Square and Caroline Place through the traffic lights crossing over Berryden Road. At the next roundabout turn left then right into Laurel Place, at the end turn right again into Ashgrove Road. Belmont Gardens is then located on the right.

Location

Belmont Gardens is situated in an area well served by public transport and offers easy access to most parts of Aberdeen, particularly its Universities, ARI complex and by various arterial routes. The location is also well served by local shops, and is within easy walking distance of both the City Centre with its many sporting and recreational attractions.

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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