



80 Beech Manor,
Stoneywood, Aberdeen, AB21 9AZ

Offers over **£385,000**

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen / Diner

Four bedroom detached family home with garage



Four beds.



Three bathrooms.



Three public rooms.

Located within the prestigious Dandara development at Stoneywood, we have the pleasure in offering for sale this immaculate four bedroom detached dwellinghouse with garage.

This spacious property has been well maintained by the current owner, benefits from high quality fixtures and fittings and is in truly walk in condition. The property is further enhanced by the modern comforts of gas central heating and double glazing providing the ideal purchase for the growing family.

On entering the property, the extensive hallway is most welcoming and provides access to the elegantly proportioned lounge which features a large picture window enjoying views overlooking the front garden. There are French doors providing access to the modern dining kitchen which is set on open plan with the bright and airy sun lounge which allows access to the rear garden via Bi-Fold doors. The kitchen is fitted with a range of base and wall mounted units, boasts integrated white goods and leads to the utility room which benefits from an integral door to the garage and also provides access to the rear. Further enhancing the ground floor accommodation is the cloakroom toilet.

On the upper floor, the main and guest bedrooms both boast a luxury en suite shower rooms. There are two further excellent sized double bedrooms. Completing the accommodation is the stylish family bathroom which is fitted with a white three piece suite incorporating a shower over the bath.



Kitchen / Diner



Sun Room



Bedroom



Bathroom

Externally, the loc block drive way provides ample off street parking and leads to the single garage with an EV charger installed to the front of the property. The front garden is mainly laid to lawn with an array of shrubs. The fully enclosed rear garden is also mainly laid to lawn with an attractive patio area which provides the ideal seating spot for enjoying the summer months.

Early viewing is highly recommended to appreciate the level of accommodation on offer.

Accommodation

Lounge	12'9" x 19'8"	3.89m x 6m
Dining Kitchen	24'0" x 12'4"	7.32m x 3.76m
Sun Room	14'4" x 12'1"	4.37m x 3.68m
Utility Room	6'7" x 12'4"	2.01m x 3.76m
Bedroom	12'0" x 16'4"	3.66m x 4.98m
En Suite	8'3" x 10'6"	2.52m x 3.2m
Bedroom	10'5" x 15'10"	3.18m x 4.83m
Bedroom	10'5" x 12'11"	3.18m x 3.94m
Bedroom	12'8" x 10'3"	3.86m x 3.12m
En Suite	7'8" x 6'10"	2.34m x 2.08m
Bathroom	7'8" x 8'3"	2.34m x 2.52m

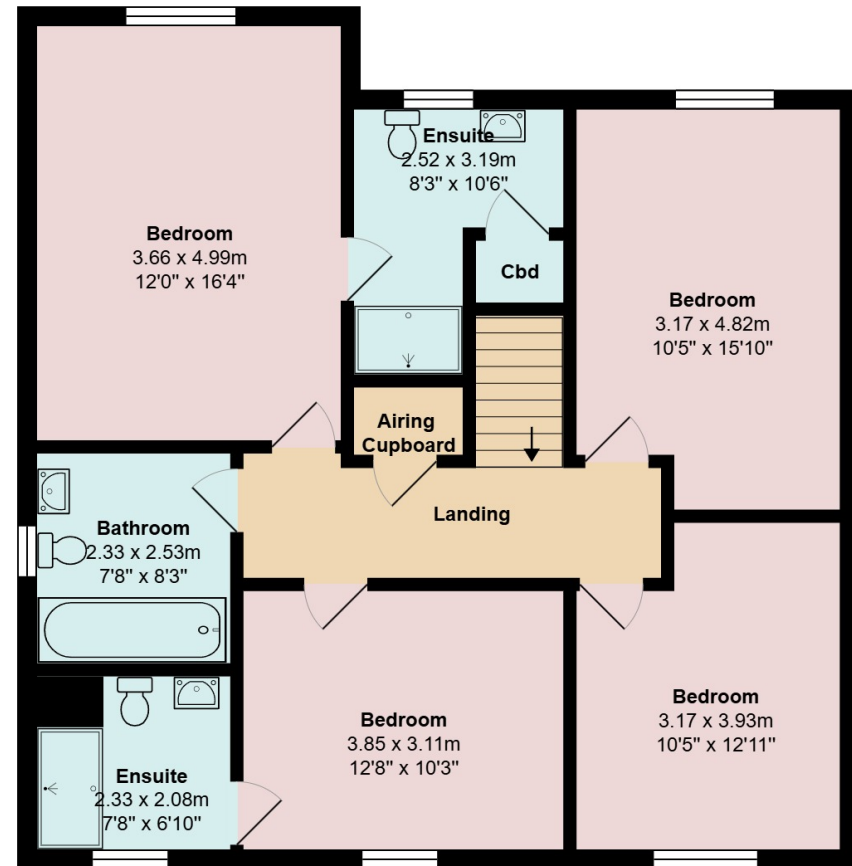
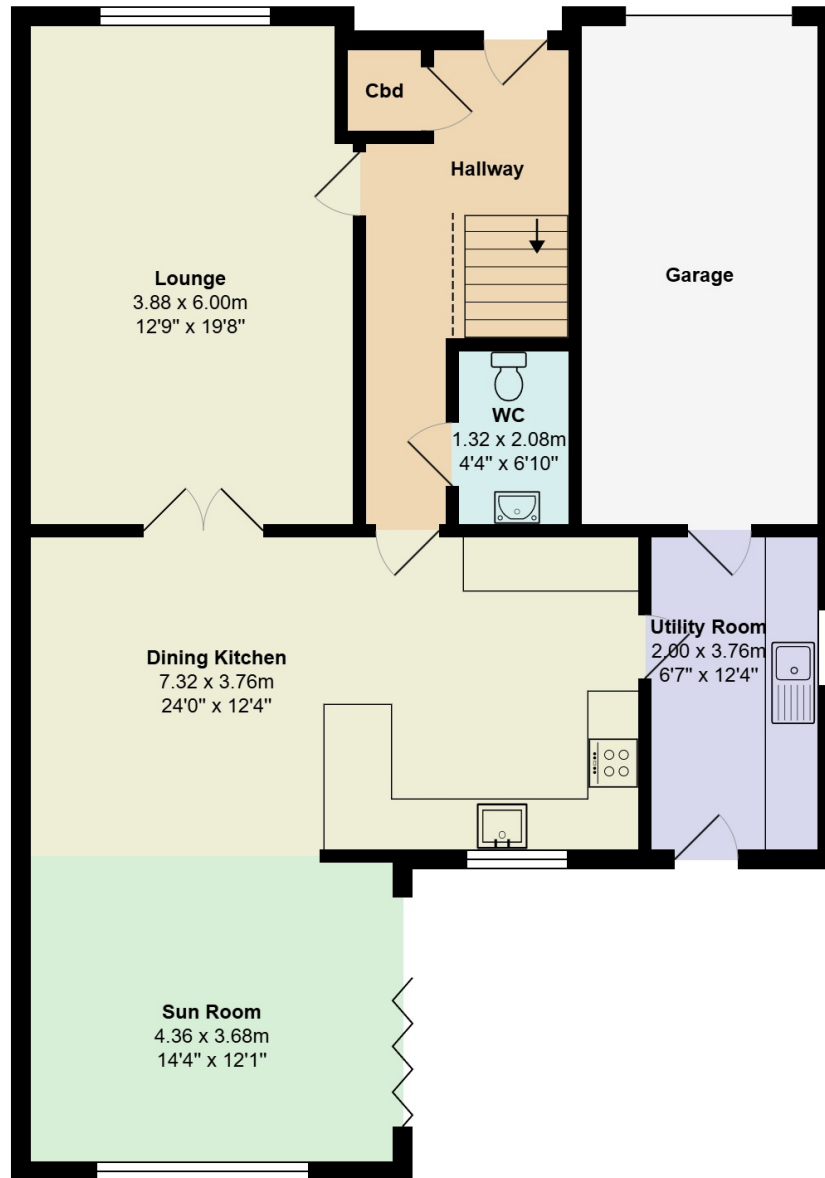


Bedroom



Rear Garden

80 Beech Manor
Floorplan



Directions

Travelling from the main Aberdeen ring road proceed out Auchmill Road onto Inverurie Road and follow the signposts for Dyce. This takes you onto Stoneywood Road continuing a good distance along Stoneywood Road and turn right onto Stoneywood Terrace then first right onto Beech Manor.

Location

The property is located within the popular area of Stoneywood, which is situated on the outskirts of Aberdeen midway between Bucksburn and Dyce. Stoneywood is a thriving commuter area and local bus links to the city are within walking distance of this property. It has the added benefit of having a local shop, newly built Co-op supermarket and well-stocked Marks & Spencer food hall with cafe attached. In addition the well-renowned Craighaar Hotel, Woodend Bar and Bankhead Inn are all in the close vicinity. Local schooling is available at Stoneywood Primary and Bucksburn Academy. Situated only a few minutes drive from Stoneywood is Dyce where there is a handy rail link to the city. There is also a large Asda superstore together with various local shops, banks and hotels. Aberdeen Airport and the surrounding Industrial Estates are also situated in this vicinity and are only minutes drive from this property.

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

Contact us

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