



76 Burns Road,
Aberdeen, AB15 4NS

**ledingham
chalmers**
estate agency



Lounge



Dining Room



Family Room

Three bedroom family home

- Fantastic location
- Spacious accommodation throughout
- Excellent opportunity to make the property your own
- Fully fitted Kitchen with utility room
- Rear Garden with sun room
- Impressive double Garage



Three beds.



Two bathrooms.



Two public rooms.

Located in a popular tree-lined street in the City's West End, we offer for sale this charming, three-bedroom, linked-detached dwelling house with well-proportioned and versatile rooms throughout, including rear garden and double garage.

Presenting a perfect opportunity for those looking for a project, we have the ideal property that can be configured to suit individual requirements. Although requiring a degree of modernisation this property is the perfect blank canvas and has endless possibilities.

The welcoming entrance vestibule offers a layer of privacy and provides access to the main hallway.

The spacious lounge is a versatile space that could also make a fabulous double bedroom. It is flooded with natural light through the large bay window, benefits from two storage alcoves and offers plentiful space for a range of free-standing furniture as desired.

Also accessible from the main hallway is the dining room. This is a well-proportioned room with double doors opening onto the family room, a lovely bright and spacious room with skylight and French doors to the garden.

The kitchen is located just off the family room and has been fitted with a wide range of wood effect base and wall units, complimenting work tops and splash back. The convenient utility room is also fitted with base and wall units as well as domestic appliances.

A fantastic feature of this property is the side passageway accessed from the utility room and main hallway. This leads from the front to the back of the property and also features two storage cupboards.



Kitchen



Shower Room



Bedroom



Bedroom

Completing the ground floor accommodation is the shower room comprising WC, wash hand basin, fully enclosed shower and storage cupboard.

Upstairs there are two spacious double bedrooms, one with a front aspect and the other to the rear. The rear bedroom benefits from deep eaves storage.

The box room is a versatile space that could be used as a study or would also make the perfect nursery.

Completing the internal accommodation is the bathroom comprising WC, bath and wash hand basin pedestal.

To the rear the fully enclosed garden is ideal for the safe play of children or pets and is the perfect spot to entertain or enjoy dining al fresco. It has been laid with lawn and patio area.

The sun room is located at the bottom of the garden. This is entered via French doors and offers ample space for free standing furniture. Fitted with power and light this would make the perfect home office.

Also accessed from the bottom of the garden through the store room is the impressive double garage. The garage is very spacious in size with two up and over doors, one remotely operated, leading out to the rear lane.

This property undoubtedly represents a rare opportunity for the discerning buyer to acquire a well-proportioned family home in a sought-after location. Internal inspection is strongly advised to appreciate the many fine features on offer.

Accommodation

Lounge/Bedroom	13'11" x 13'5"	4.24m x 4.09m
Dining Room	13'2" x 11'11"	4.01m x 3.63m
Family Room	11'2" x 18'5"	3.4m x 5.61m
Kitchen	8'4" x 12'3"	2.54m x 3.73m
Utility Room	8'4" x 5'8"	2.54m x 1.73m
Bathroom	6'5" x 8'1"	1.96m x 2.46m
Bedroom	12'5" x 13'0"	3.79m x 3.96m
Bedroom	12'5" x 12'1"	3.79m x 3.68m
Study/Box Room	6'4" x 7'9"	1.93m x 2.36m
Bathroom	6'4" x 7'3"	1.93m x 2.21m
Double Garage	22'5" x 17'10"	6.83m x 5.44m
Sun Room/Office	14'9" x 10'1"	4.5m x 3.07m

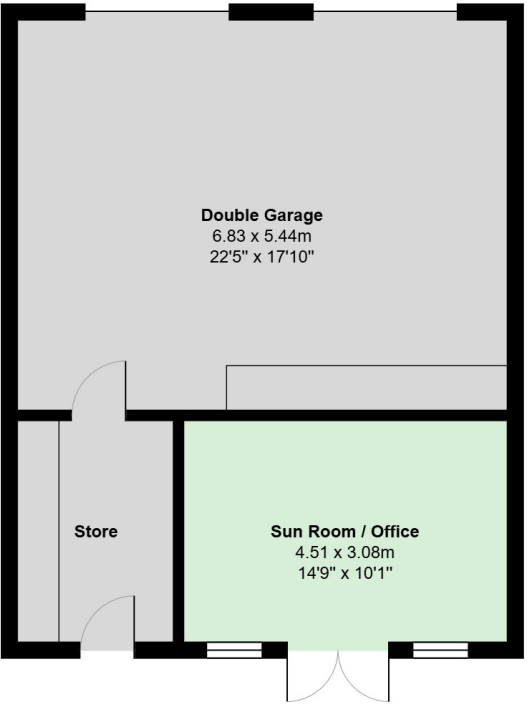
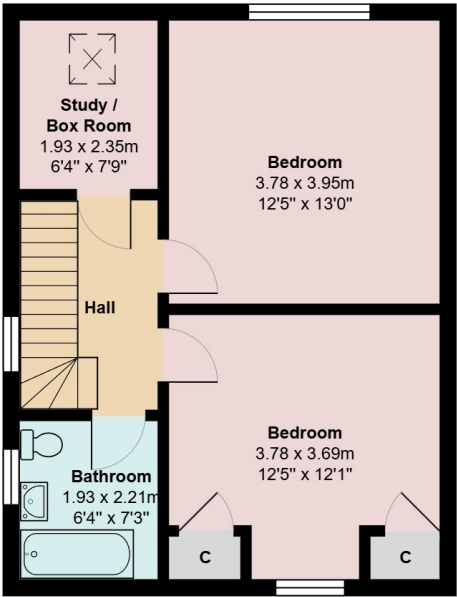
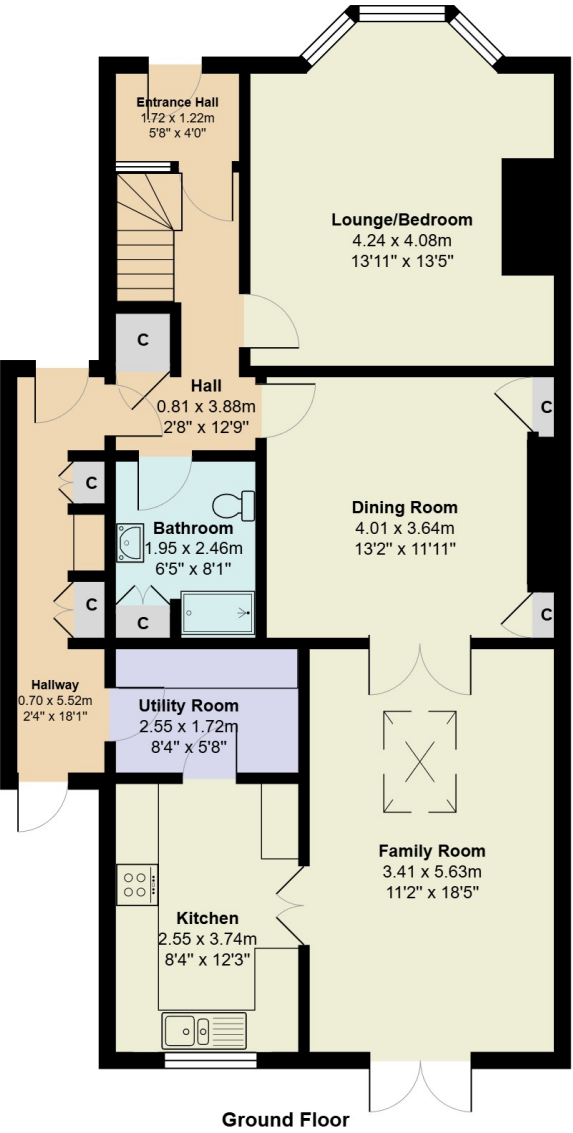


Sun Room/Office



Garage

Floorplan
76 Burns Road



Directions

Travelling from Union Street, continue onto Holburn Street and take the first right onto Union Grove. Continue straight across the roundabout with Forest Avenue and Burns Road is the second opening on the left.

Location

Burns Road is a tree lined street in the city's west end. There are local shops at Mannofield and Seafield and a regular bus service runs to the city centre and beyond. The area also has a library, community centre, health facilities and is within walking distance of the city, which offers a wealth of further amenities. Ashley Road Primary School and Aberdeen Grammar School are within walking distance and there is a choice of private schools and nurseries including an international school, all within easy reach.

Arrange a viewing

Viewing By appointment telephone 07789272956 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.