



**57 Springfield Avenue,**  
Aberdeen, AB15 8JJ

**ledingham  
chalmers**  
estate agency



Lounge



Dining room



Family Room

## Fantastically proportioned, three bedroom, detached family home with garage

- Fantastic location
- Gorgeous Garden to the rear
- Three bright and spacious Public Rooms
- Fully fitted Kitchen with garden views
- Three well-proportioned Bedrooms
- Large driveway with Garage



**Three** beds.



**Two** bathrooms.



**Three** public rooms.

**We are delighted to offer for sale this beautiful three bedroom, detached family home occupying an excellent plot, in the heart of the West End. Nestled within a lovely front garden this property offers a beautiful exterior view.**

Boasting spacious living accommodation throughout, the property is perfectly configured for modern family life and enjoys the modern conveniences of gas central heating and double glazing throughout. The exterior of the property will undoubtedly make a fabulous first impression, where the stunning granite property is nestled behind a low level, wrought iron gate borders, large driveway with garage and gorgeous rear garden with lawn and patio areas.

Entry to the property is via the vestibule which adds a layer of privacy to the home, which then flows through to the internal hall where a large walk in storage cupboard is available.

The living room is flooded with natural light from the bay window overlooking the front and a feature fireplace providing a charming focal point to the room.

The dining room is of equal proportion to the living room and also has an effortless flow of light from the bay window. Again, a fireplace gives a delightful feature.

The family room is of generous proportion and benefits from a large window with pleasant rear garden views. This is the perfect place to relax and unwind.

The kitchen is well equipped with a wide range of base and wall units with complimenting worktops and tiled splashback. A note worthy feature is the pantry which offers fantastic storage. All integrated kitchen appliances and white goods are included within the sale price.



Kitchen



Bedroom



Bedroom



Bathroom

Completing the ground floor accommodation is the bathroom comprising bath, wc and wash hand basin.

Upstairs, there are a further three bedrooms and bathroom. The first and second bedroom are both generously sized doubles, are located to the front of the property and benefit from built in wardrobes.

The third bedroom is a single and also provides access to the eaves storage which wraps around the house.

Completing the internal accommodation is the bathroom comprising bath, shower enclosure, wc and wash hand basin nestled within a vanity unit.

Externally, the rear garden is fully enclosed and creates the perfect space for both children and pets to enjoy safe play. A patio area provides a fantastic spot for al fresco dining, with a good sized lawn area beyond bordered by mature bushes and shrubs.

There is also a large garage and driveway with room for multiple vehicles.

This is a fantastic opportunity to purchase a superbly generous family home and early viewing is highly recommended.

## Accommodation

Lounge	14'11" x 14'8"	4.55m x 4.47m
Family Room	14'11" x 13'6"	4.55m x 4.12m
Dining Room	14'11" x 14'8"	4.55m x 4.47m
Kitchen	14'0" x 9'9"	4.27m x 2.97m
Bathroom	8'11" x 7'9"	2.72m x 2.36m
Bedroom	13'2" x 12'8"	4.01m x 3.86m
Bedroom	11'6" x 13'2"	3.51m x 4.01m
Bedroom	10'7" x 8'11"	3.23m x 2.72m
Bathroom	8'8" x 8'11"	2.64m x 2.72m
Garage	12'3" x 29'9"	3.73m x 9.07m



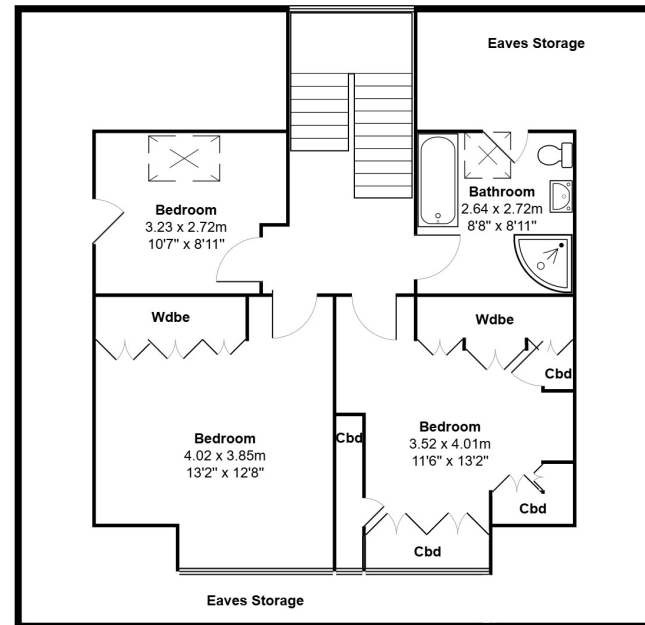
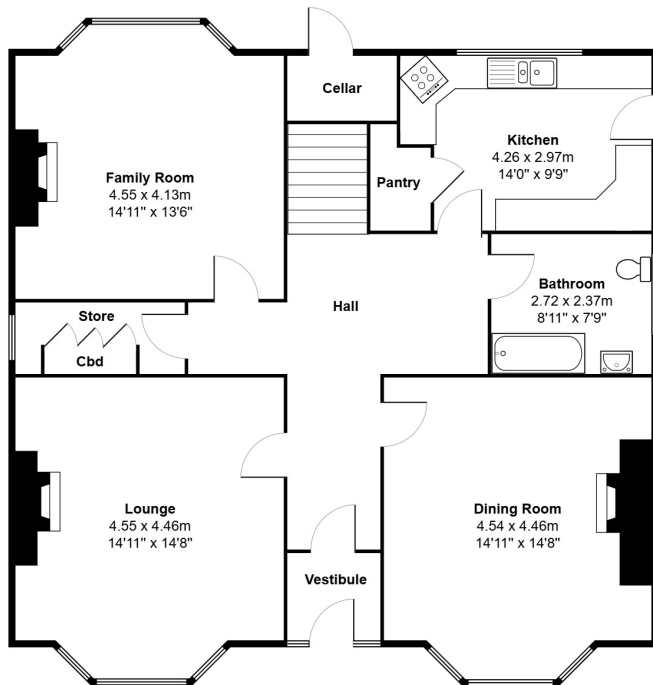
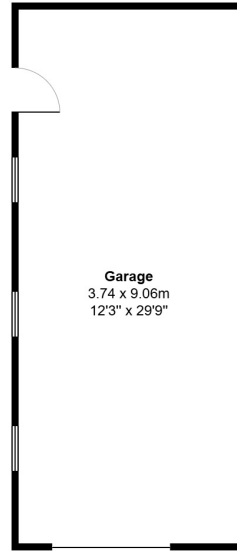
Garden



Garden

# Floorplan

57 Springfield Avenue



## Directions

From Holburn Junction, travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout, take the second exit on to Queens Road, then proceed straight ahead through the next two roundabouts. After passing the Kepplestone development on the left, turn second left on to Rubislaw Park Road then take the right into Springfield Avenue.

## Location

Springfield Avenue is located in the west end of the city and has easy access to a wide range of local amenities including public transport services, excellent shopping facilities at Seafield and Mannofield, Anderson Drive and the AWPR. There are lovely outdoor spaces nearby.

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

### Contact us

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