



22 Howes Place,
Aberdeen, AB16 7DW

**ledingham
chalmers**
estate agency



Lounge



Dining room

**22 Howes Place,
Aberdeen, AB16 7DW**

**Deceptively spacious three bedroom home
with garden**

- Spacious accommodation over two levels
- Sizeable lounge with dual aspect views
- Dining room with kitchen access
- Three bedrooms, all with built-in storage
- Large lock block front garden
- Fully enclosed rear garden



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this three bedroom terraced dwellinghouse which enjoys a quiet position within a popular and established residential area of the City.

Whilst requiring modernisation and upgrading throughout, this ideal family home offers a generous level of accommodation spanning two floors, with features including uPVC double glazed windows, abundant storage cupboards, wardrobes and fully enclosed garden area to the rear.

Accessed at the front via a partially glazed front door with glazed side screen, the ground floor accommodation includes a bright and spacious lounge with dual aspect windows which flood the room with natural light, front aspect dining room with built-in cupboard and kitchen access, a well positioned kitchen fitted with a range of white wall and base units with free standing hob and oven and space for an under unit appliance and a rear hallway which benefits from a walk-in storage cupboard and offers direct access to the garden.

Returning to the hall, a carpeted staircase with fixed handrail ascends to the first floor landing where there is a large double door cupboard. Each of the three bedrooms can accommodate a double bed, with all benefiting from built-in storage facilities. Completing the accommodation is the shower room which is fitted with a pale coloured 2-piece suite, walk-in shower with curtain and electric shower along with a high level window.

Outside, the property has large area of lock block, with steps up to the front door. To the rear, there is a generously sized garden, which is fully enclosed by timber fencing with a gate giving access to the rear lane. There is a rotary dryer, raised flower bed and slabbing.



Kitchen



Bedroom

Accommodation and plans

Lounge	10'11" x 18'7"	3.33m x 5.67m
Dining room	7'10" x 9'5"	2.39m x 2.87m
Kitchen	9'2" x 8'8"	2.79m x 2.64m
Bedroom	10'5" x 12'2"	3.18m x 3.71m
Bedroom	11'2" x 11'9"	3.4m x 3.58m
Bedroom	7'7" x 8'9"	2.31m x 2.67m
Shower room	6'6" x 5'7"	1.98m x 1.7m

Directions

Travel north on North Anderson Drive exiting onto Provost Rust Drive. Follow the road for some distance, turning right onto Howes Crescent. Howes Place is on the left with access to number 22 via a pedestrian path. Vehicle parking is accessed by following Howes Crescent and taking the left onto Howes Drive.

Location

Howes Place is located to the North of the City in a well-established residential area served by primary and secondary schools, local shops and amenities, an 18-hole golf course, and regular public transport links. Close to the City's main arterial route which affords a quick access route to other areas, there is also easy access to the various business parks at Dyce and Bridge of Don, Aberdeen Hospitals Complex, and Aberdeen International Airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

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.

22 Howes Place

