



STYLISHLY PRESENTED SEMI-DETACHED DWELLINGHOUSE

14 LADE CRESCENT
STONEWOOD
ABERDEEN, AB21 9HJ

ENTRANCE HALL

LOUNGE

DINING KITCHEN

3 DOUBLE BEDROOMS

BATHROOM

GCH/DG

INTRUDER ALARM

GARDENS

ON-STREET PARKING



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£160,000

We are delighted to offer for sale this most attractive, three bedroom, semi-detached dwellinghouse set within large gardens which enjoys an enviable location tucked into the corner of a quiet cul-de-sac in an established residential suburb of the City. Offering a generous level of immaculately presented accommodation spanning two floors, the rooms enjoy a particularly light and airy ambience throughout with open outlooks to front and rear. Benefits include gas fired central heating controlled by a HIVE smart thermostat, large uPVC double glazed windows, exterior doors and soffits, an intruder alarm system, regulation compliant smoke detectors, satellite TV connectivity, and a superfast broadband facility. Displaying a contemporary colour palette throughout with bold accent walls in certain areas, the decor is enhanced by new white panelled interior doors and laminate wood flooring. This “ready to move in” home benefits from generous built-in storage facilities and will be sold inclusive of all window dressings, most light fittings, and most appliances in the kitchen.

Access to the property is via a bright and inviting hall with attractive understair recess. The instantly appealing lounge boasts dual aspect windows which flood the room with natural light. A well proportioned room, there is ample floor space to accommodate a range of occasional furniture. Superbly appointed with pleasant outlook to the rear is the well equipped kitchen which offers space for dining and boasts an array of medium oak cabinets complemented by marble effect work surfaces and splashback tiling. A partially glazed door affords direct access to the garden and appliances to remain include the gas cooker with 4-burner hob and double oven/grill, under-counter fridge and freezer, whilst there is also space for a washing machine. A carpeted staircase with striking black painted spindle balustrade ascends to the first floor where there is a built-in shelved linen cupboard and hatch access to the partially floored attic. The principal bedroom overlooks the rear garden and benefits from wall-to wall mirror-fronted wardrobes which offer extensive hanging and shelving facilities, and the two remaining double bedrooms also feature built-in wardrobes. Each of the bedrooms are fitted with blackout roller blinds to the windows, and laminate wood flooring. Completing the accommodation is the smart bathroom, upgraded in recent years, and fitted with a contemporary white wc, wash basin on pedestal and bath, above which is a mains shower with glass screen. The walls are protected by white metro tiles, the floor is fitted with decorative vinyl tiles, and a black ladder-style radiator completes the look. Outside, the sizeable gardens are well maintained, laid in low maintenance loc blocs at the front and side, and screened from the street by a neat hedge. Enjoying a sunny aspect at the rear, the garden is laid in grass and granite chips, offering a pleasant outdoor environment which is child and pet friendly.

LOCALITY

Bucksburn is a popular suburb of the City with excellent recreational facilities and a wide variety of local shops serving everyday needs. There is a Leisure Centre, Swimming Pool, Bowling Green and the City Centre is easily accessed via a regular bus service. Conveniently placed for the Industrial Estates of both Dyce and Bridge of Don, there is a choice of primary schools and secondary education is provided at Bucksburn Academy.

ENTRANCE HALL

LOUNGE

5.74m x 3.33m (18'10~" x 10'11") approx

DINING KITCHEN

4.57m x 2.69m (15' x 8'10") approx

FIRST FLOOR

DOUBLE BEDROOM 1

3.66m x 2.67m (12' x 8'9") approx

DOUBLE BEDROOM 2

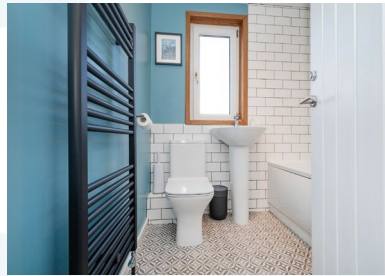
3.35m x 2.74m (11' x 9') approx

DOUBLE BEDROOM 3

3.3m x 2.74m (10'10" x 9') approx

BATHROOM





**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

OUTSIDE

The sizeable gardens are well maintained, laid in low maintenance loc blocs at the front and side, and screened from the street by a neat hedge. Enjoying a sunny aspect at the rear, the garden is laid in grass and granite chips, offering a child and pet friendly environment. A variety of mature flowering shrubs offer a welcome splash of colour, and a paved patio offers an ideal space for outdoor relaxation. Greenhouse, rotary clothes dryer, water tap, and outside lighting.

DIRECTIONS

From Aberdeen travel north on Great Northern Road, Auchmill Road and on to the A96. At the Four Mile roundabout take the third exit onto Bankhead Avenue turning first left onto Greenburn Drive then second left onto Waterton Road. Travel past the Craighaar Hotel & Restaurant then turn right into Lade Crescent where number 14 is located at the bottom of the cul-de-sac clearly identifiable by our For Sale sign.

VIEWING

Tel 07526 856262

DISCLAIMER

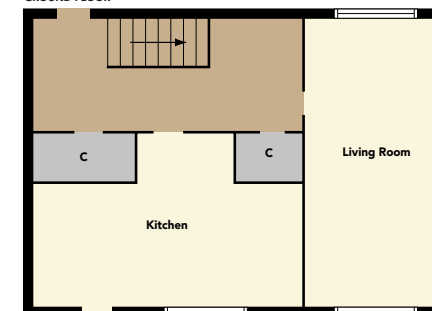
Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)

