

**18 Callum Park,**  
Kingswells, Aberdeen, AB15 8XJ

Price Over  
**£185,000**

**Under offer**

 **3**  **2**  **1**   **71 m<sup>2</sup>** EPC **D** Council Tax Band **E**



**Contact Solicitor**

The Law Practice  
3 Rubislaw Terrace  
Aberdeen  
AB10 1XE

01224 562870

[info@thelawpractice.org](mailto:info@thelawpractice.org)

<http://www.thelawpractice.org>

**Features**  Garden

**Description**

Well proportioned and neatly presented **three bedroomed semi detached family home**, set within a quiet cul-de-sac in a well established and desirable residential area.

Ready to move into fully double glazed and gas central heated property

All light fittings, blinds, oven, hob and hood, fridge freezer, dishwasher, and washer/dryer included in the sale.

We are delighted to offer to the market for sale this fantastic and spacious three bedroomed semi detached home. Enjoying a particularly quiet and sunny corner aspect, this good sized property with its three bedrooms and excellent storage, set in a particularly pleasing corner plot, ensuring a peaceful aspect, yet, with the many amenities, Kingswells has to offer on the doorstep. This property is well placed for an easy commute to industrial estates in Westhill, Dyce, the city centre itself and of course

Kingswells. It is well served by local shops, doctor's surgery, vet, pharmacy to name to a few. The fantastic Urban Village with its plethora of leisure facilities, a 'Starbucks' and restaurant is within walking distance. Early viewing is recommended.

**Entrance Hallway:** Enter through the front door into a carpeted hallway, with walls painted in light tones giving a warm and welcoming feel. ADT alarm panel. Coat hooks to remain. Glazed door to the right takes you into the:

**Lounge:** (17.7 x 11.10 approx) Large lounge with lovely bay window overlooking the front of the property. Beautifully presented in cream walls with wood effect laminate flooring. Large built in cupboard ensures excellent storage. Glass wall lights and large mirror to remain.

Double glazed doors lead to the:

**Dining Room:** (11.4 x 8.2 approx) Wonderful bright space thanks to the large patio doors which floods the room with natural light, and overlooks the rear garden.

**Kitchen** (7.1 x 9.11 approx.) Lovely ash wall and base units offering plenty of storage, complimented by a good run of marble effect worktops ensure ample counter top space. Round inset sink and drainer situated below the window which overlooks the rear garden. Oven, hob, and hood, fridge freezer, dishwasher and washer/dryer to remain.

Fully carpeted stairs leads to upper hallway, with hatch to loft and large linen cupboard, and all upstairs accommodation.

**Master bedroom** (8.11 x 12.5 approx.) Large double bedroom with window overlooking the front of the property. Double mirrored wardrobes offer excellent storage and there is ample space for a variety of freestanding furniture.

**Double Bedroom 2** (8.9 x 10.6 approx) A second good sized double bedroom, peacefully located to the rear of the property. Well presented in neutral paintwork and benefits from fitted double wardrobes offering excellent storage.

**Bedroom 3** (6.8 x 10.3 approx) Currently used as a home office, his third good sized double bedroom completes the sleeping accommodation.

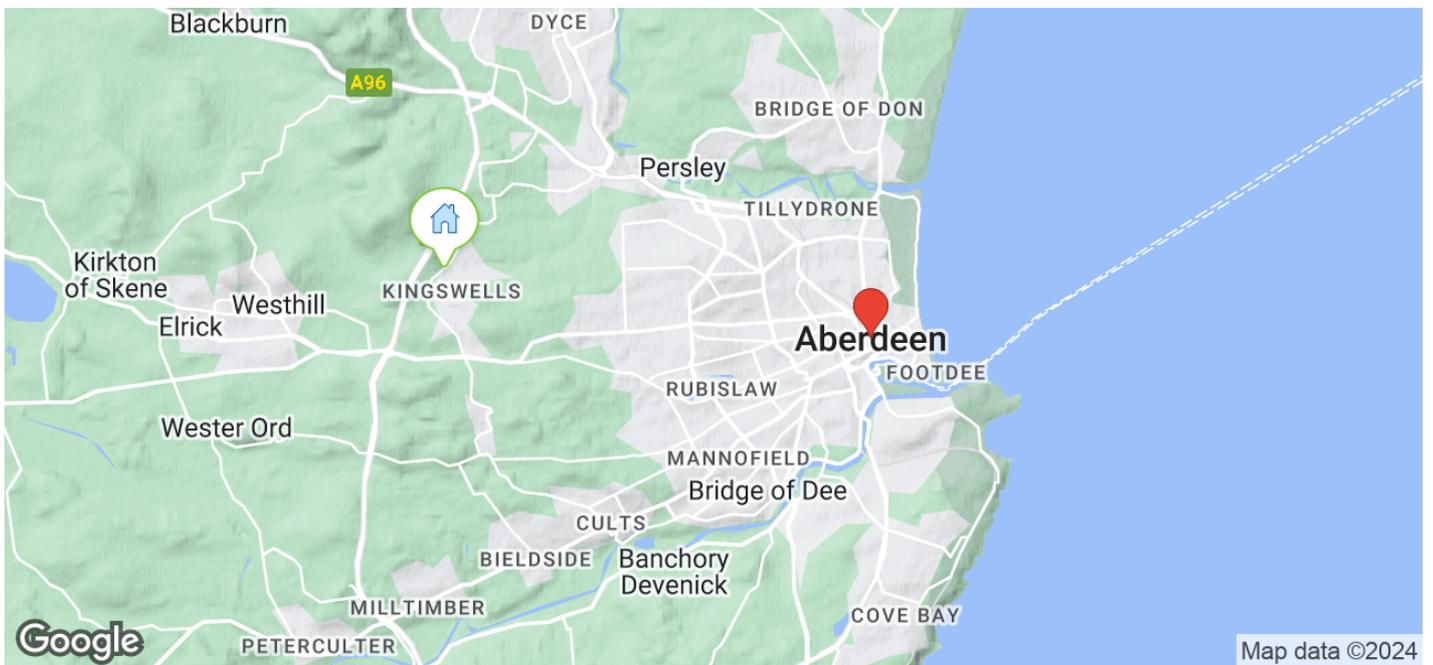
**Bathroom** (5.11 x 6.5 approx) Recently upgraded bathroom comprises of a 3 piece suite in white with an over-bath 'mira' power shower and glass screen. Well presented in sandy toned tiling with coordinating border giving a fresh contemporary look with ease of maintenance. Ladder style chrome heated towel rail. Extractor fan. Shaver socket. Large mirror to remain

## **Outside:**

**To the rear.** Patio area perfect for al fresco dining, overlooks the recently landscaped split level garden mainly laid out in grass with feature rockery to the side. Shed to remain. Gate leading to driveway.

**To the Front:** Generous grassed area with mature shrubs to the front and side of the property. Driveway for three cars.

**Directions:** Leaving Aberdeen on the A955, Aberdeen/Alford road, turn right at the main roundabout towards Kingswells. Proceed straight across the first set of traffic lights and take the next turning on your right onto Kingswood Drive. Turn first right onto Kingswells Drive then first left onto Callum Park.



### View this property here

<https://www.aspc.co.uk/search/property/344147/18-Callum-Park/Aberdeen/>

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