



**18 Braeside Place, Aberdeen, Aberdeenshire,  
AB15 7TU**

### Property Features

- delighted to bring to the market for sale this stylish and contemporary three bedroom semi detached property in much sought-after suburb, west of the city. Spanning two levels, the accommodation here is spacious, well-presented and benefits from the modern comforts of gas central heating and double glazing. The rear garden is very generous and the ideal space, with mature shrubs, lawn and ample seating areas, to enjoy the seasons.

### Property Summary

The entrance hallway is light and welcoming, fresh neutral decor combined with wood-effect flooring is an ideal choice. A carpeted staircase rises to the upper level and the lounge and kitchen can be accessed. The contemporary lounge has a large bay window to the front allowing a high degree of natural light to flood in. The same wood flooring flows in from the hall and again combines well with neutral

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The entrance hallway is light and welcoming, fresh neutral decor combined with wood-effect flooring is an ideal choice. A carpeted staircase rises to the upper level and the lounge and kitchen can be accessed.

The contemporary lounge has a large bay window to the front allowing a high degree of natural light to flood in. The same wood flooring flows in from the hall and again combines well with neutral wall decor. The wood burner and hearth provide a lovely focal point and there is ample room for a variety of freestanding furniture for relaxation to suit all tastes and requirements.

A beautifully appointed dining kitchen completes the ground floor accommodation. There is a range of white wall and base mounted units which incorporate a gas hob and electric oven with overhead extractor and integrated dishwasher. The central peninsular unit provides a divide to a dining area where there is ample space for a table and chairs. The French doors to the garden give a perfect inside/ outside flow. The ceiling spotlights and tile splash back complete the look.

On the upper level there are two large double bedrooms, the rear bedroom has a storage cupboard and both rooms have been well presented and offer space for free standing furniture. The third good sized bedroom would make the ideal home office if required.

The family bathroom features a fitted walk in shower cubicle with modern tiling surrounding. The striking sink is inset to storage units and the fresh crisp white walls accentuate the light within the room.

It is worth of note that the property has ample eaves storage and the garage provides for additional storage needs.

#### **(Ground floor)**

Entrance hallway: 2.03m x 1.14m (6'8" x 3'9") approx.

Hall: 2.03m x 4.04m (6'8" x 13'3") approx.

Lounge: 3.89m x 5.13m (12'9" x 16'10") approx.

Kitchen/diner: 5.97m x 3.91m (19'7" x 12'10") approx.

#### **(First floor)**

Bedroom: 3.03m x 3.89m (10'10" x 12'9") approx.

Bedroom: 3.30m x 3.84m (10'10" x 12'7") approx.

Bedroom/office: 1.75m x 3.61m (5'9" x 11'10") approx.

Bathroom: 1.75m x 3.20m (5'9" x 10'6") approx.

#### **(Outside)**

Garage: 2.08m x 5.28m (6'10" x 17'4") approx.

The rear garden is a delightful oasis of mature trees, shrubs and lawn. There is a degree of privacy from neighbouring properties and a path to the shed is bordered with areas for planting. The patio is lovely for alfresco dining. Overall the house and garden make for the perfect pet and child friendly environment.

#### **(Other Information)**

Items included as part of the sale: All fixed floor coverings, all light fittings, all blinds/curtains, the electric charging point, all integrated white goods.

## Map

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