

**FOR SALE**



**Queens Crescent, Aberdeen**

**4 Bedrooms, 1 Bathroom, 1 En-Suite, 2 WC, Townhouse**

**Offers Over £320,000**

  
**MARTIN&CO**



- Property must be viewed
- Ideal Family Home
- Gas Central Heating
- Double Glazing
- Excellent transport links
- Landscaped Garden
- LARN: 1905074

We are delighted to present this impressive four-bedroom townhouse, located within the prestigious Kepplestone development in Aberdeen's sought-after West End. Offering spacious and versatile accommodation over three levels, this modern home is ideally suited to families and professionals alike.

The ground floor comprises a welcoming entrance hall with storage, a WC, integral garage access, a utility room with garden access, and a versatile fourth bedroom or home office. On the first floor, a bright and spacious lounge to the rear features French doors with a Juliette balcony. The open-plan kitchen/dining room to the front is well-appointed with modern fitted units and integrated appliances. A further WC completes this level. The second floor hosts the primary bedroom with built-in wardrobes and en-suite, two further bedrooms (one currently used as a dressing room/study), and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-street parking and access to the integrated garage. A fully enclosed rear garden offers a private space ideal for outdoor entertaining.

Situated in Aberdeen's desirable West End, the property is within easy reach of local shops, cafés, and restaurants, with excellent transport links via Anderson Drive and the city centre just a short drive away. Nearby Hazlehead Park offers extensive outdoor and leisure facilities, and the area is well served by reputable schools.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**BEDROOM ONE** Overlooking the rear garden, this well-proportioned bedroom offers a peaceful and private setting, ideal for rest and relaxation. The room is presented in a neutral décor, complemented by attractive wood-effect laminate flooring, creating a warm yet contemporary feel.

**UTILITY ROOM** Practical and well-designed, the utility room provides an excellent extension of the home's living space. Fitted with a durable worktop and inset sink, it offers a convenient area for laundry and household tasks.

**KITCHEN/DINING ROOM** A beautifully presented contemporary kitchen/dining room, thoughtfully designed to combine style and practicality. Featuring sleek white cabinetry, warm wood-effect worktops, and attractive tiled splashbacks, the kitchen offers excellent storage and generous preparation space in a highly functional L-shaped layout.

**LOUNGE** Bright and elegantly proportioned, this inviting lounge offers a perfect blend of comfort and style. Bathed in natural light, the room is enhanced by full-height French doors that open onto a charming Juliette balcony, creating a wonderful sense of space and connection to the outdoors.

**BEDROOM TWO** Versatile and well-proportioned, this



additional bedroom offers excellent flexibility to suit a range of needs, whether as a guest room, spare bedroom, or even a dedicated walk-in wardrobe/dressing space.

**BEDROOM THREE** Well-proportioned and tastefully presented, this double bedroom offers a comfortable and inviting space. The room benefits from fitted wardrobes, offering excellent built-in storage, with additional space to accommodate free-standing furniture as desired.

**BATHROOM** Stylishly appointed and well-maintained, this contemporary bathroom offers both practicality and comfort. The suite comprises a full-sized bathtub with overhead shower, a sleek pedestal wash basin, and a low-level WC, all finished in a clean, modern design.

**MASTER BEDROOM** Spacious and beautifully presented, this impressive master bedroom creates a calm and inviting retreat. Generously proportioned, it comfortably accommodates a king-sized bed alongside additional furnishings, while the neutral décor provides a versatile backdrop to suit a variety of personal styles.

**OUTSIDE** To the rear, a beautifully landscaped, enclosed garden offers a private and tranquil setting, ideal for socialising and al fresco dining during the warmer months.



Floor 1 X



Floor 2 X



Floor 3 X



## Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH  
T: 01224 63 65 00 • E: aberdeen@martinco.com  
Letting Agent Registration No. LARN1905074

**01224 63 65 00**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

