



211 Jesmond Avenue
Bridge of Don, Aberdeen, AB22 8UH

ledingham
chalmers
estate agency



Lounge



Dining Area



Kitchen

**211 Jesmond Avenue
Bridge of Don, Aberdeen, AB22 8UH**

**Ideal Three Bedroom Family Home in the
Popular Suburb of Bridge of Don**

- Immaculate style with contemporary decor
- Generous lounge, awash with natural light
- Outstanding kitchen/diner, ideal for modern family life
- Fabulous master bedroom with walk-in wardrobe
- Beautifully finished bathroom with walk-in shower
- Fully enclosed rear garden, ideal for children and pets



Three beds.



One bathroom.



Two public rooms.

Ideal Three Bedroom Family Home in the Popular Suburb of Bridge of Don

Deceptively spacious and immaculately finished throughout, this outstanding three bedroom home in the delightful residential suburb of Bridge of Don is an ideal purchase for the discerning buyer, looking for a modern family home that can be moved into with the utmost of ease.

Upon entering the property, a charming entrance hall offers additional privacy and leads directly to the generous lounge which is finished with on-trend natural decor and is overflowing with natural light from the large window which provides a pleasant outlook over the front of the property.

The carpeted staircase is located to the rear of this sizeable room, stylishly finished with white decorative balustrade offset with wooden hand rail.

Thoughtfully extended, the kitchen/diner is the true heart of this home and is on open plan, ideal for modern family life.

Featuring a range of contemporary white gloss base, wall and drawer units with contrasting solid granite worktops, all appliances are integrated and a fabulous breakfast bar provides an ideal solution for casual dining.

The dining area boasts a wealth of space for more formal dining and is lit with chic ceiling spotlights. Awash with natural light from the patio doors, it's an ideal spot for entertaining and bringing the outdoors in.

A fantastic addition to this property is the sizeable utility room which boasts cleverly designed space for laundry appliances and a convenient cloakroom, comprising white two piece suite including WC and wash hand basin.



Master Bedroom



Bedroom Two



Bathroom



Rear Garden

Ascending the stairs to the upper hall, the master bedroom is spacious in nature, affording a wealth of space for free-standing furniture as desired. Boasting pleasant rear garden views and freshly decorated in neutral tones, an outstanding addition to this large walk-in wardrobe which offers an array of space for storage, with a further built-in double wardrobe with mirrored sliding doors, adding to the superb nature of this room.

Bedroom two overlooks the front of the property and is another spacious double room, decorated in white hues with luxurious grey carpet.

Bedroom three is also a generous double bedroom and has a quiet side aspect, boasting additional storage with a built-in cupboard.

Completing the upper accommodation is the outstanding bathroom which is beautifully finished with white contemporary tiles and boasts large walk-in shower, wash hand basin, WC, heated towel rail and bath with additional shower head and hose, ideal for bath time for young children.

Outside to the front, a fully lock blocked driveway offers off-street parking and a low maintenance front garden is pleasantly finished with decorative stone chips.

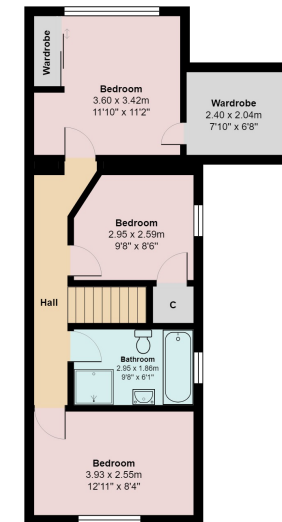
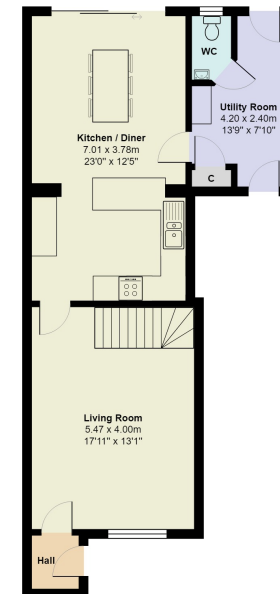
To the rear, the fully enclosed rear garden is superbly maintained, offering a fabulous patio area ideal for al-fresco dining and lawn area, surrounded by mature bushes and seasonal flower beds.

Early viewing is truly recommended for this fantastic family home.

Accommodation and plans

Lounge	17'11" x 13'1"	5.46m x 3.99m
Kitchen/Diner	23'0" x 12'5"	7.01m x 3.79m
Utility Room & WC	13'9" x 7'10"	4.19m x 2.39m
Bedroom One	11'10" x 11'2"	3.61m x 3.4m
Wardobe	7'10" x 6'8"	2.39m x 2.03m
Bedroom Two	12'11" x 8'4"	3.94m x 2.54m
Bedroom Three	9'8" x 8'6"	2.95m x 2.59m
Bathroom	9'8" x 6'1"	2.95m x 1.85m

211 Jesmond Avenue



Directions

Travel to Bridge of Don via King Street and Ellon Road. At the AECC roundabout exit onto the Parkway. At the following roundabout take the third exit onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive. Turn second left into Jesmond Avenue where number 211 is located on the right.

Location

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Glashieburn and Oldmachar Academy respectively. There are ample shopping, sports and recreational facilities. There are also numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

Arrange a viewing

Viewing by appointment telephone **07874293006** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.