



60 Jesmond Avenue North | Bridge of Don | AB22 8WL

One Bedroom Terraced Bungalow with Conservatory

Offers Over £140,000

Situated within an established residential area, we offer for sale this well proportioned one bedroom terraced bungalow. The property offers a good level of accommodation across one floor with a useful additional reception room and ample built in storage, ideally suited to those downsizing.

The property is entered into the vestibule, leading through to the front facing lounge which features neutral decor and is laid with laminate flooring. From here, access is gained into the internal hallway which boasts several built-in cupboards including a large walk-in cupboard providing a wealth of storage.

The contemporary kitchen is fitted with a range of white gloss wall, base and drawer units, overlaid with contrasting work surfaces and complimented by attractive splash-back tiling. The units incorporate an integrated electric hob and oven as well as a stainless steel sink and drainer.

To the rear of the property, the conservatory is a useful addition to the home, offering an additional reception room, ideal for enjoying the summer months and providing direct access to the rear garden.

Completing the home, the double bedroom is of generous size and benefits from fitted wardrobes and the fully tiled shower room is fitted with a white suite and quadrant shower compartment complete with electric shower.

To the front of the home, the lock block driveway provides convenient off-street parking. The enclosed rear garden is laid with a combination of lawn and patio for ease of maintenance and benefits from a garden shed which will remain.

## ACCOMMODATION

Lounge  
14'0" x 11'2" (4.27m x 3.4m) approx.  
Kitchen  
11'2" x 9'0" (3.4m x 2.74m) approx.  
Conservatory  
9'8" x 9'5" (2.95m x 2.87m) approx.  
Bedroom  
11'5" x 10'6" (3.48m x 3.2m) approx.  
Shower Room  
7'4" x 6'4" (2.24m x 1.93m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band - C



**Lounge**



**Lounge**



**Kitchen**



**Conservatory**



**Bedroom**



**Bedroom**

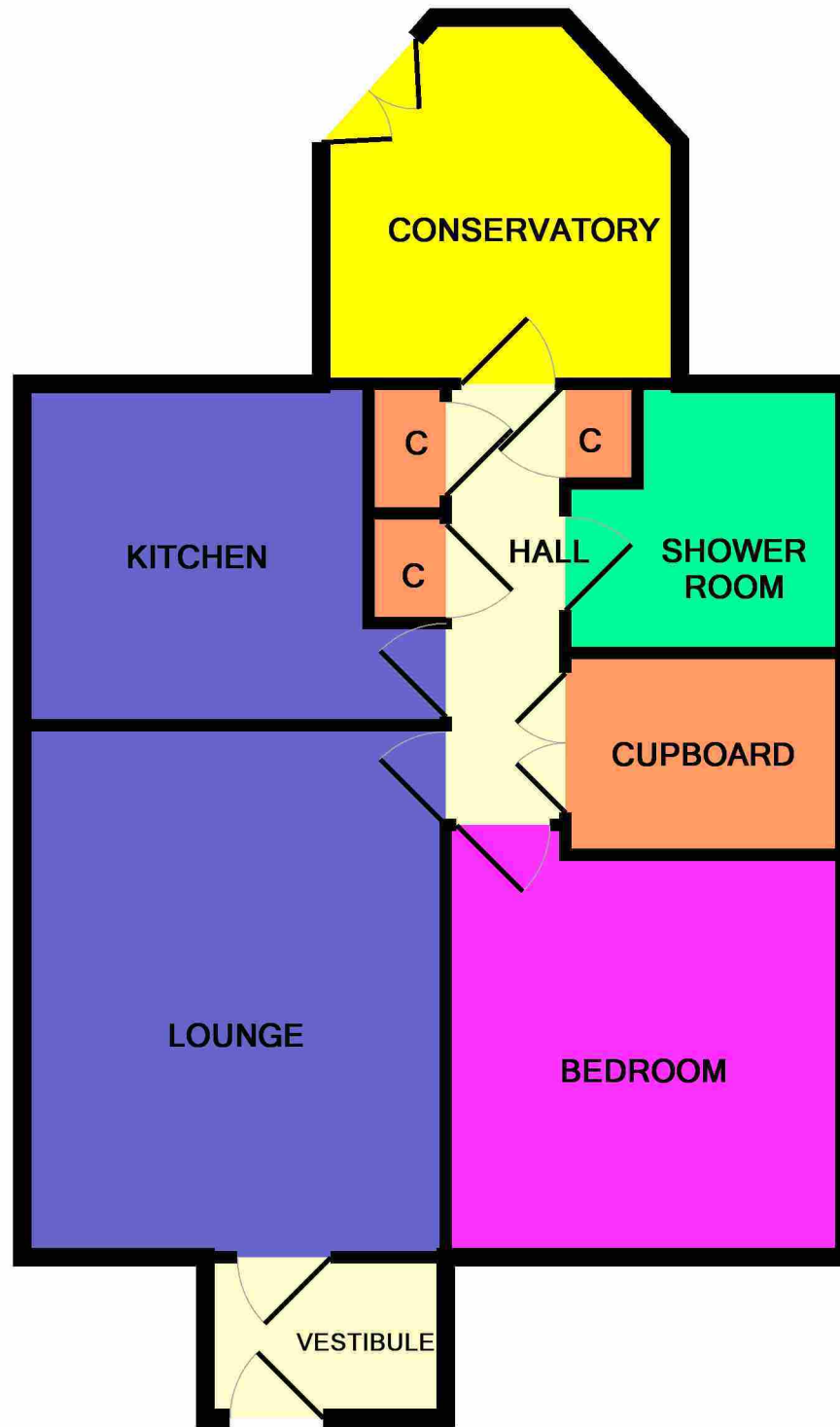




**Shower Room**

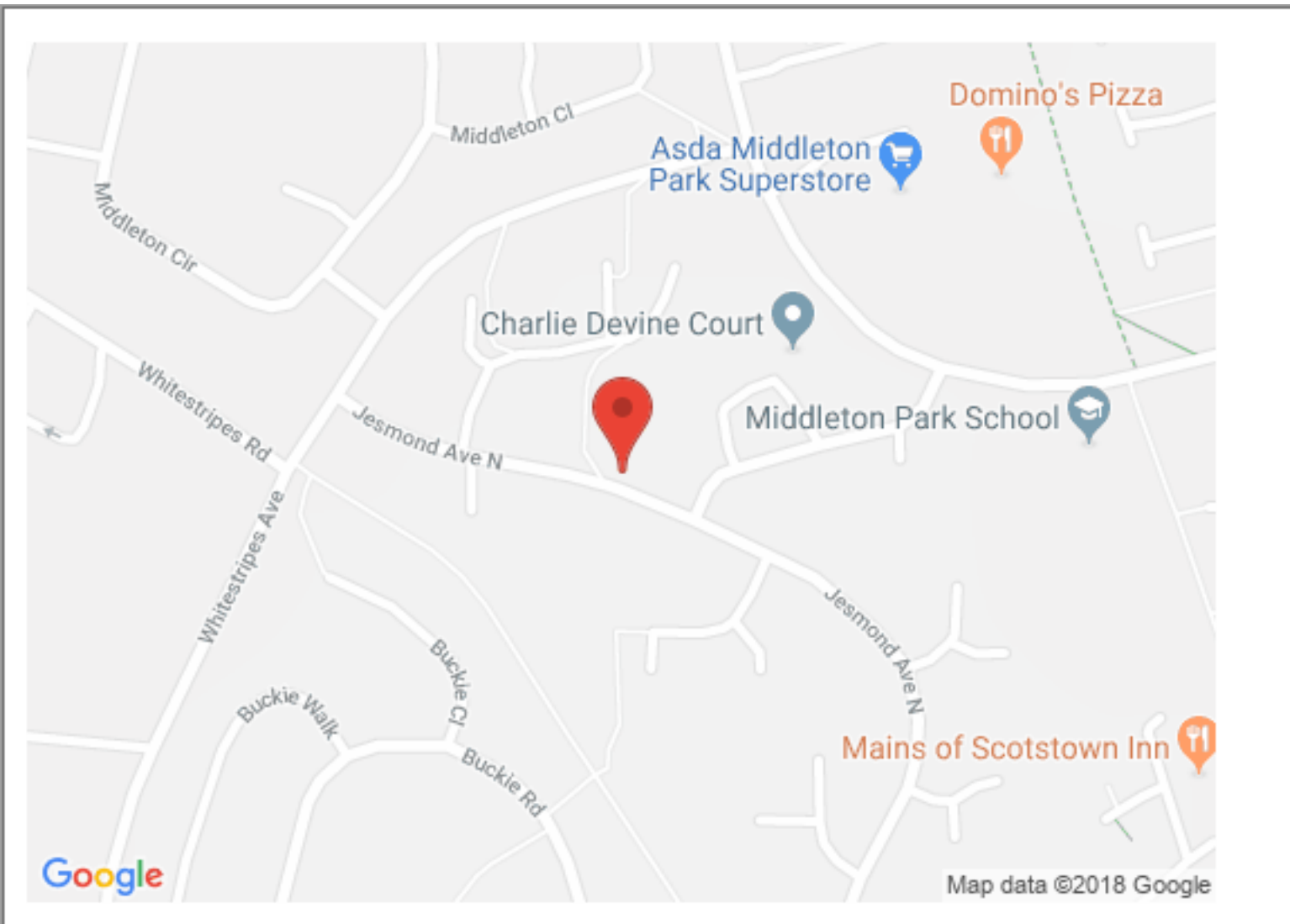


**Garden**



**Floorplan**

### Property location



### Directions

From the Persley roundabout continue onto the Parkway and at the roundabout turn left onto Whitestripes Avenue. Continue along this road taking the fourth right onto Jesmond Avenue North. Follow the road and number 60 is located on the left hand side.

### 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 Oldmachar and Bridge of Don Academies. 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.

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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 close 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.