



23 Jesmond Avenue | Bridge of Don | Aberdeen | AB22 8UD

Four Bedroom Detached Dwellinghouse with Driveway

Offers Over £190,000

We are delighted to offer for sale this four bedroom detached dwellinghouse offering a driveway for off street parking and peaceful setting. The property is ideally located in the ever popular area of Bridge of Don, a well established residential area with many local amenities and easy access to the city centre itself. Spacious accommodation is offered throughout with a versatile layout to suit a variety of requirements.

The accommodation itself firstly comprises of a welcoming entrance hallway allowing access to all accommodation on the ground level, the kitchen has been fitted with a wide range of base and wall units providing ample storage and work surfaces space whilst allowing space for under counter white goods. The kitchen is set to open plan with the lovely dining area with patio doors to the rear garden allowing the room to be filled with natural light, the space could easily be used as further lounge or family space depending on the purchasers requirements. On this level there is also a double bedroom with fitted storage permitting space for a wide range of bedroom furnishings alongside a further single bedroom which could also be utilised as a study or nursery. To complete this level is a shower room fitted with a white suite comprising a w.c., hand wash basin and enclosed shower cubicle.

The lounge is situated on the first floor, a spacious and bright room able to accommodate a range of furniture with a pleasant outlook to the rear garden. The master bedroom is a spacious room offering large fitted wardrobes with an additional bedroom also situated on this level with further storage. There is also a shower room offering a white suite comprising a w.c. hand wash basin and shower over bath.

To the exterior, the property benefits from the previously mentioned driveway in addition to the well maintained and fully enclosed rear garden primarily laid to lawn.

ACCOMMODATION

Double Bedroom
10'3" x 10'4" (3.12m x 3.15m) approx.

Single Bedroom
9'3" x 7'3" (2.82m x 2.21m) approx.

Dining Area
10'7" x 10'4" (3.23m x 3.15m) approx.

Kitchen
10'4" x 6'6" (3.15m x 1.98m) approx.

Shower Room
10'10" x 4'5" (3.3m x 1.35m) approx.

Lounge
17'6" x 10'5" (5.34m x 3.18m) approx.

Bedroom
8'1" x 7'9" (2.46m x 2.36m) approx.

Double Bedroom
15'4" x 8'2" (4.67m x 2.49m) approx.

Bathroom
7'4" x 6'8" (2.24m x 2.03m) approx.

Gas Central Heating

Double Glazing

Driveway

Rear Garden

EPC Band - D



Kitchen



Dining Room



Dining Room



Double Bedroom



Single Bedroom



Shower Room



Lounge



Double Bedroom



Bedroom



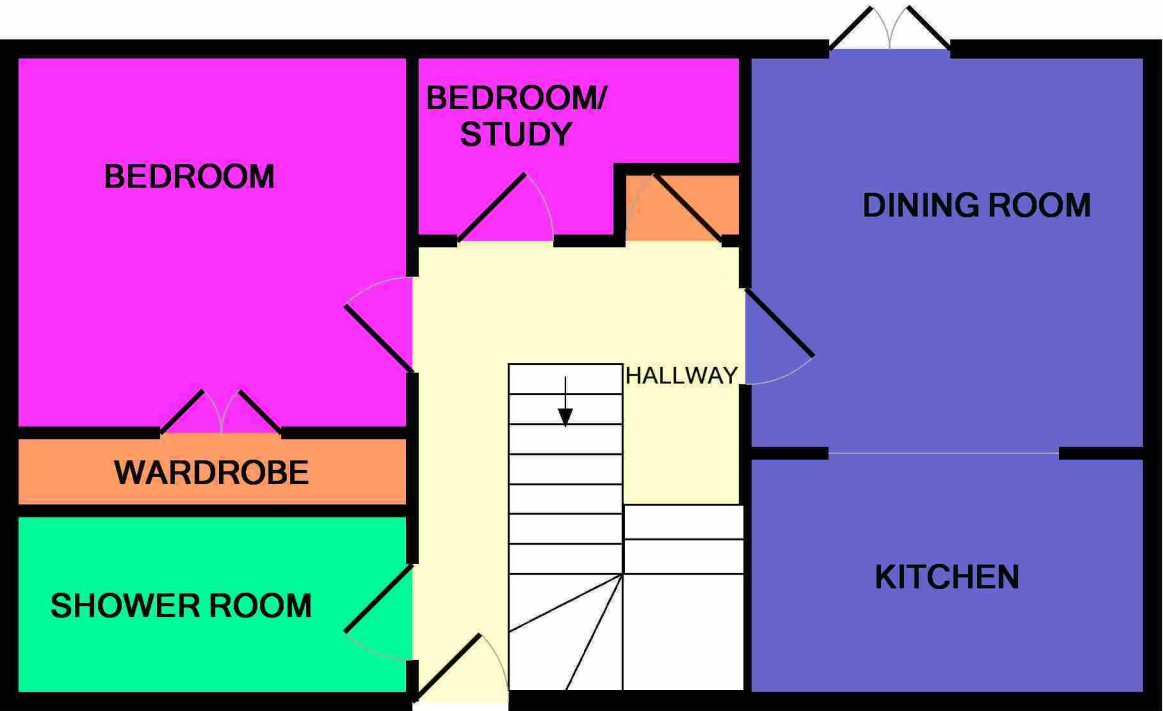
Bathroom



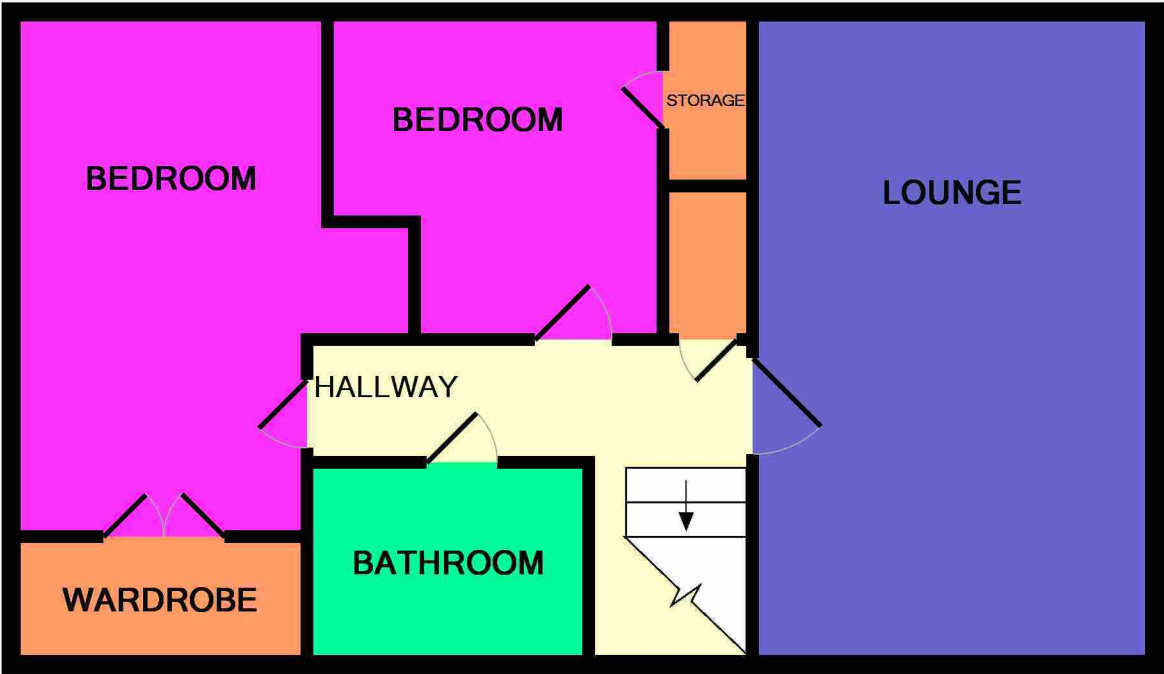
Garden



Rear



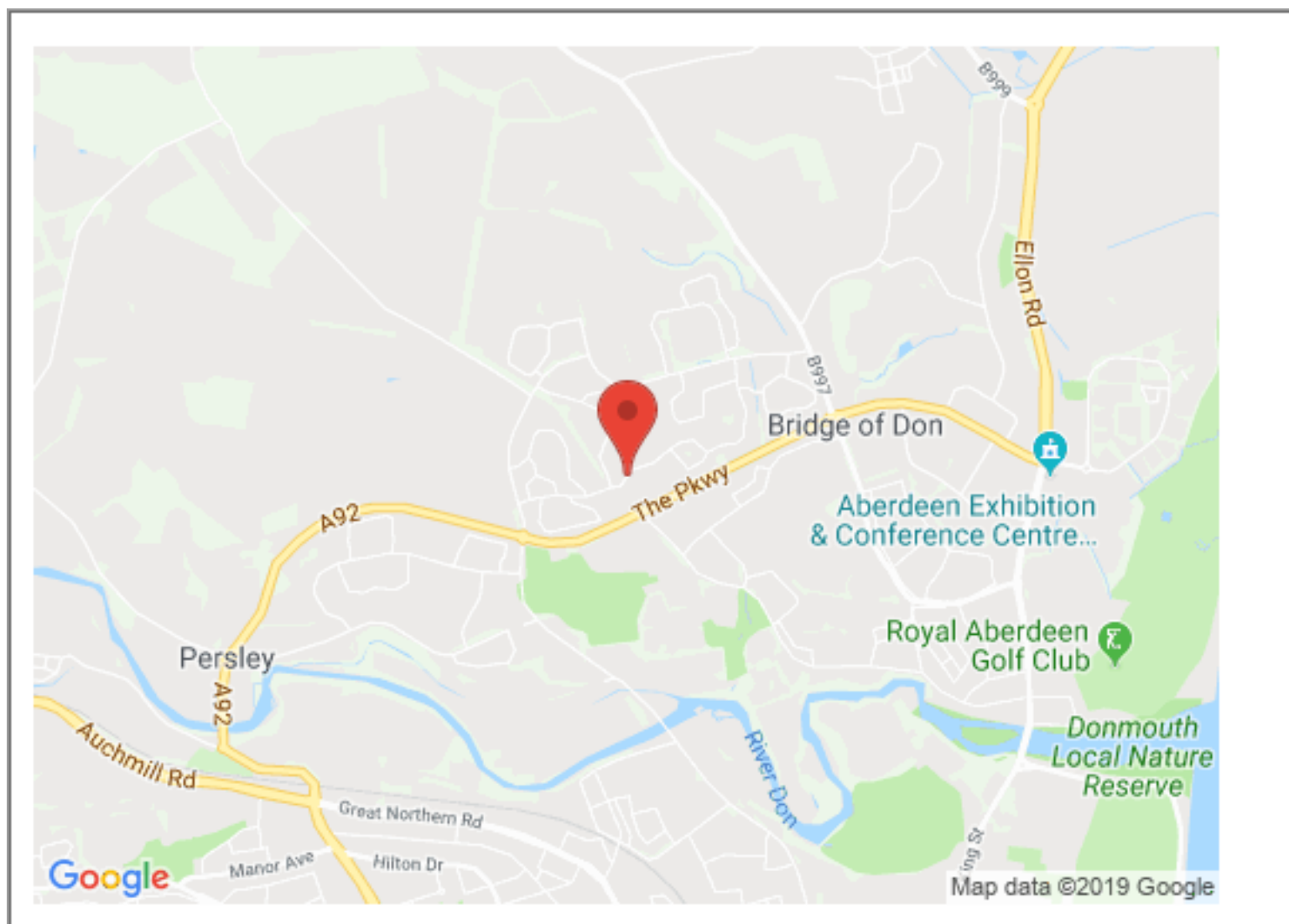
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions From the Persley roundabout continue onto the Parkway and at the roundabout turn left onto Whitestripes Road. Following this road along and taking the first right onto Jesmond Avenue, no 23 is situated a short distance along 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.