



9 Slains Circle | Bridge of Don | ABERDEEN | AB22 8TX

Two Bedroom with Box Room Terraced Dwellinghouse

**Offers Over £140,000**

## ACCOMMODATION

(Ground Floor)

Lounge

17'7" x 12'3" (5.36m x 3.73m) approx.

Kitchen

12'5" x 11'7" (3.79m x 3.53m) approx.

(First Floor)

Double Bedroom

11'8" x 11'8" (3.56m x 3.56m) approx.

Double Bedroom

11'4" x 10'8" (3.46m x 3.25m) approx.

Box Room

6'4" x 6'2" (1.93m x 1.88m) approx.

Bathroom

6'2" x 5'" (1.88m x 1.52m) approx.

Gas Central Heating

Double Glazing

Rear Garden

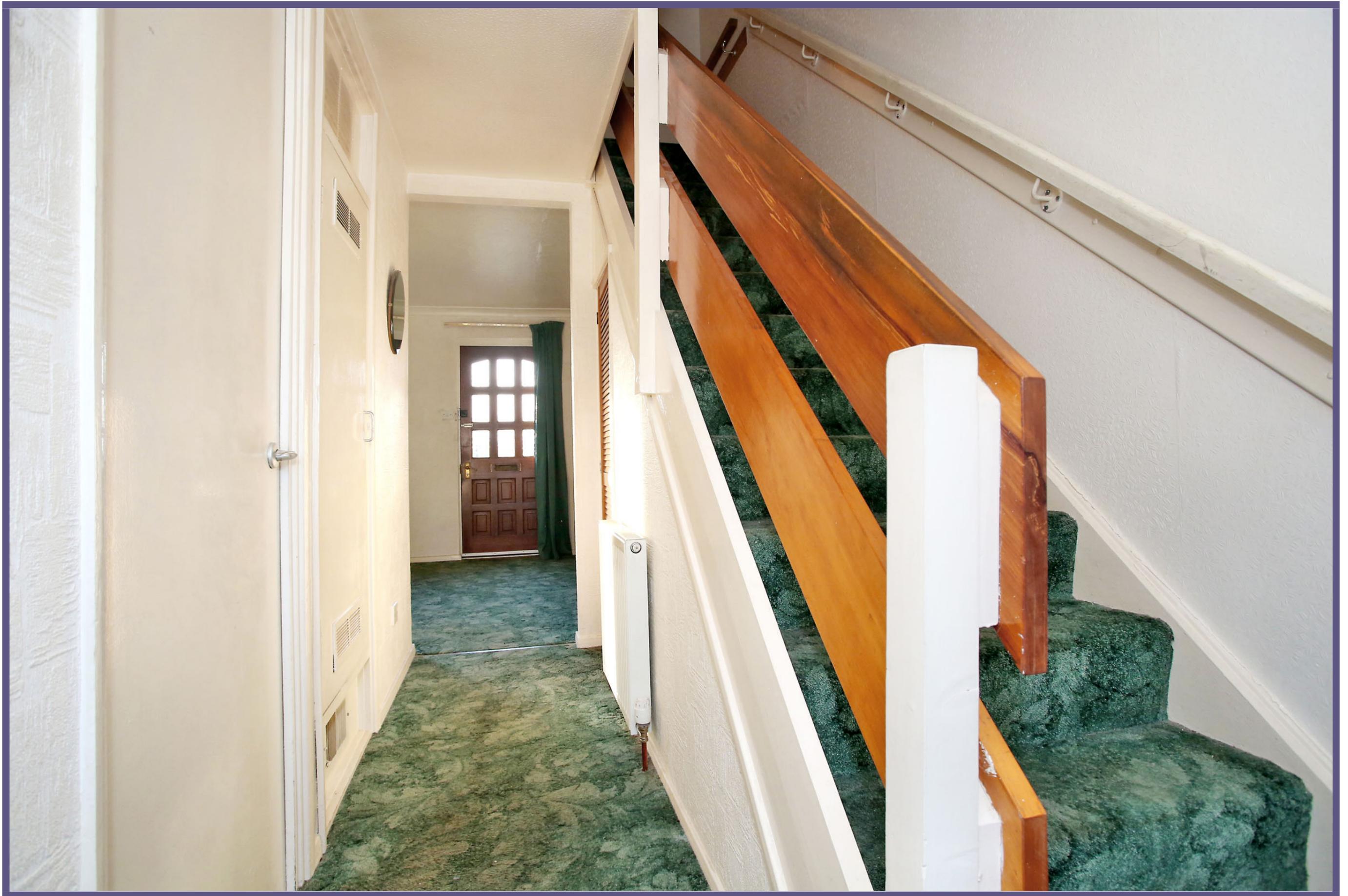
EPC Band - D

We offer for sale this two bedroom with box room mid terraced dwellinghouse situated in a popular and well established residential location. The property benefits from generously proportioned accommodation throughout offering accommodation to suit a variety of purchasers requirements.

The property itself offers a spacious lounge upon entry, a room that could accommodate both living and dining furnishings with a view to the front of the property. Access is provided to the hall and staircase with the kitchen situated to the right. The kitchen has been fitted with a wide range of base and wall units allowing both plentiful storage and work surface space along with permitting space for dining. There is a rear entrance way separated by a further door in the hallway.

The first floor of the property offers two well proportioned double bedrooms, one of which benefits greatly from extensive fitted wardrobes and both permitting ample space to accommodate furniture. There is an additional box room which could be utilised as a study or ideal for a nursery depending on the purchasers requirements. The shower room has been fitted with a white suite comprising a w.c., wash hand basin and enclosed shower cubicle.

The property also offers a private garden to the rear laid to lawn and fully enclosed with timber fencing.



**Hallway**



Lounge



Lounge



**Dining Kitchen**



**Bedroom**



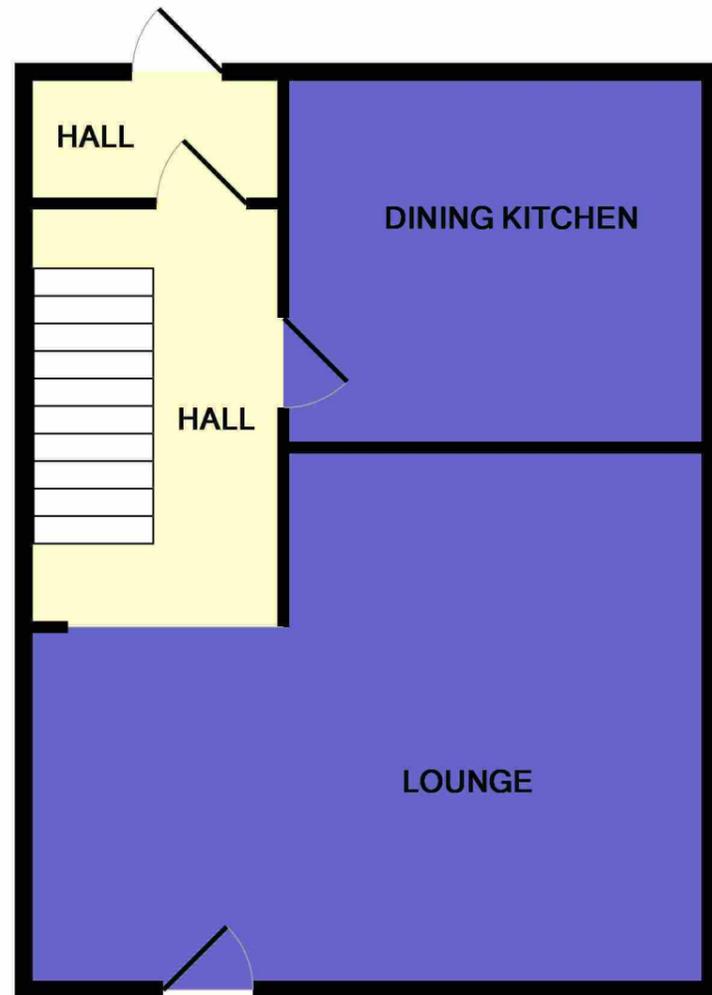
**Bedroom**



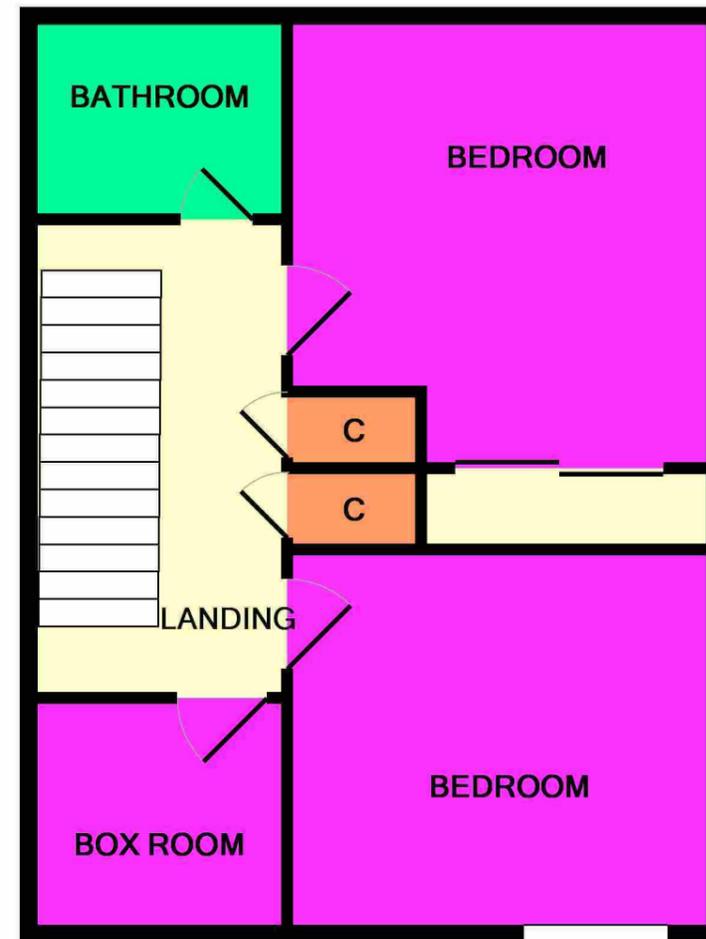
**Shower Room**



**Rear Garden**



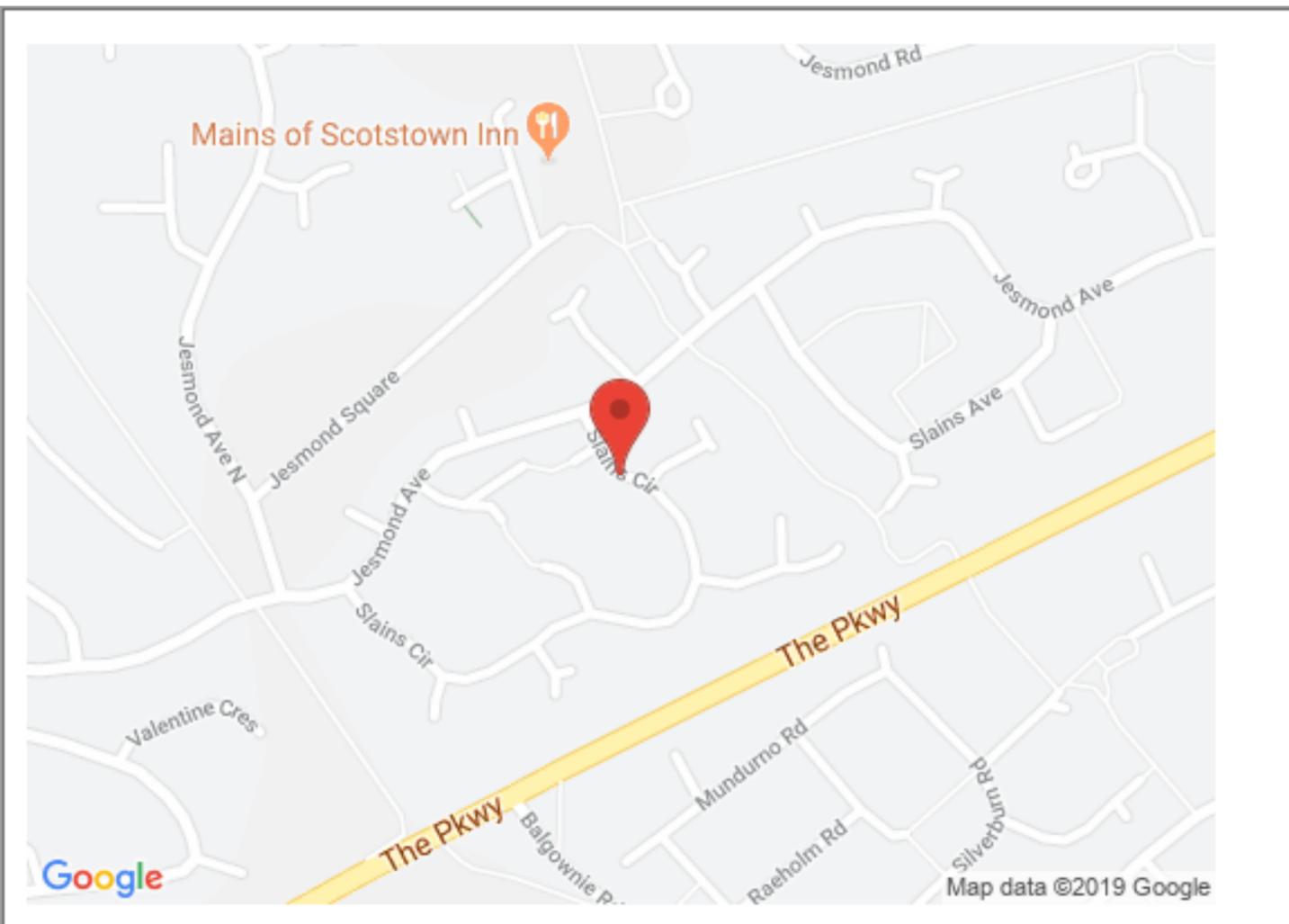
GROUND FLOOR



1ST FLOOR

# Floor Plan

## Property location



**Directions:** Travelling from the main Aberdeen ring road continue straight across the Haudagain roundabout onto Mugiemoos Road and at the next roundabout turn right across the Persley Bridge and proceed onto the Parkway. At the second roundabout turn left then first right onto Valentine Road and Slains Circle is the third opening on the right.

**Location:** Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, a wide range of shops including an ASDA supermarket and Tesco 24 hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport

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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.