



48 Don Street | Old Aberdeen | AB24 1UU

Three Bedroom Semi-Detached Dwellinghouse

Offers Over £320,000

Located within desirable Old Aberdeen, an area steeped in local history, we offer for sale this attractive three bedroom semi-detached dwellinghouse. The property is of generous size and boasts many attractive, traditional features throughout.

The home is entered into the welcoming hallway, giving way to all ground floor accommodation with a particularly large lounge having a central fireplace and direct access to the rear garden.

Accessed from both the hall and the lounge, the dining room is ideal for formal dining and entertaining, benefiting from two built-in storage cupboards and having a pleasant front facing aspect.

The dining kitchen is fitted with a wide range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating a 1.5 bowl stainless steel sink and drainer. A walk-in pantry cupboard is a useful addition and the utility room provides a convenient hideaway for laundry appliances. Completing the ground floor, the cloakroom is fitted with a two piece white suite and vanity unit.

An attractive traditional timber staircase ascends to the first floor landing where the three double bedrooms are located, each of which boasts built-in storage as well as allowing ample space for free-standing furniture. The home is completed by the family bathroom which is fitted with a three piece white suite with an electric shower over the bath.

Additionally, there is a large loft space which is partially floored and can be accessed from the first floor landing.

The property is surrounded by a generous walled garden which is mainly laid to lawn and peppered with mature trees, bushes and plants. There are two stone sheds which provide useful outdoor storage and the gated parking area to the rear is accessed from Dunbar Street.

ACCOMMODATION

Ground Floor

Lounge

20'6" x 20'3" (6.25m x 6.17m) approx.

Dining Room

16'5" x 11'8" (5.01m x 3.56m) approx.

Dining Kitchen

14'8" x 14'5" (4.47m x 4.4m) approx.

Utility Room

10'7" x 4'7" (3.23m x 1.4m) approx.

Cloakroom

5'9" x 3'4" (1.75m x 1.02m) approx.

First Floor

Bedroom

15'2" x 13'3" (4.62m x 4.04m) approx.

Bedroom

14'8" x 12'2" (4.47m x 3.71m) approx.

Bedroom

12'5" x 10'9" (3.79m x 3.28m) approx.

Bathroom

9'10" x 5'9" (3m x 1.75m) approx.

Please note this property is to be sold as seen.

Gas Central Heating

Secondary Glazing on the Majority of Windows

EPC Band D



Virtual Furnishing

Lounge (Virtual Furnishing)



Lounge



Dining Room



Dining Kitchen



Dining Kitchen



Utility Room



Cloakroom



Virtual Furnishing

Double Bedroom (Virtual Furnishing)



Double Bedroom (Virtual Furnishing)



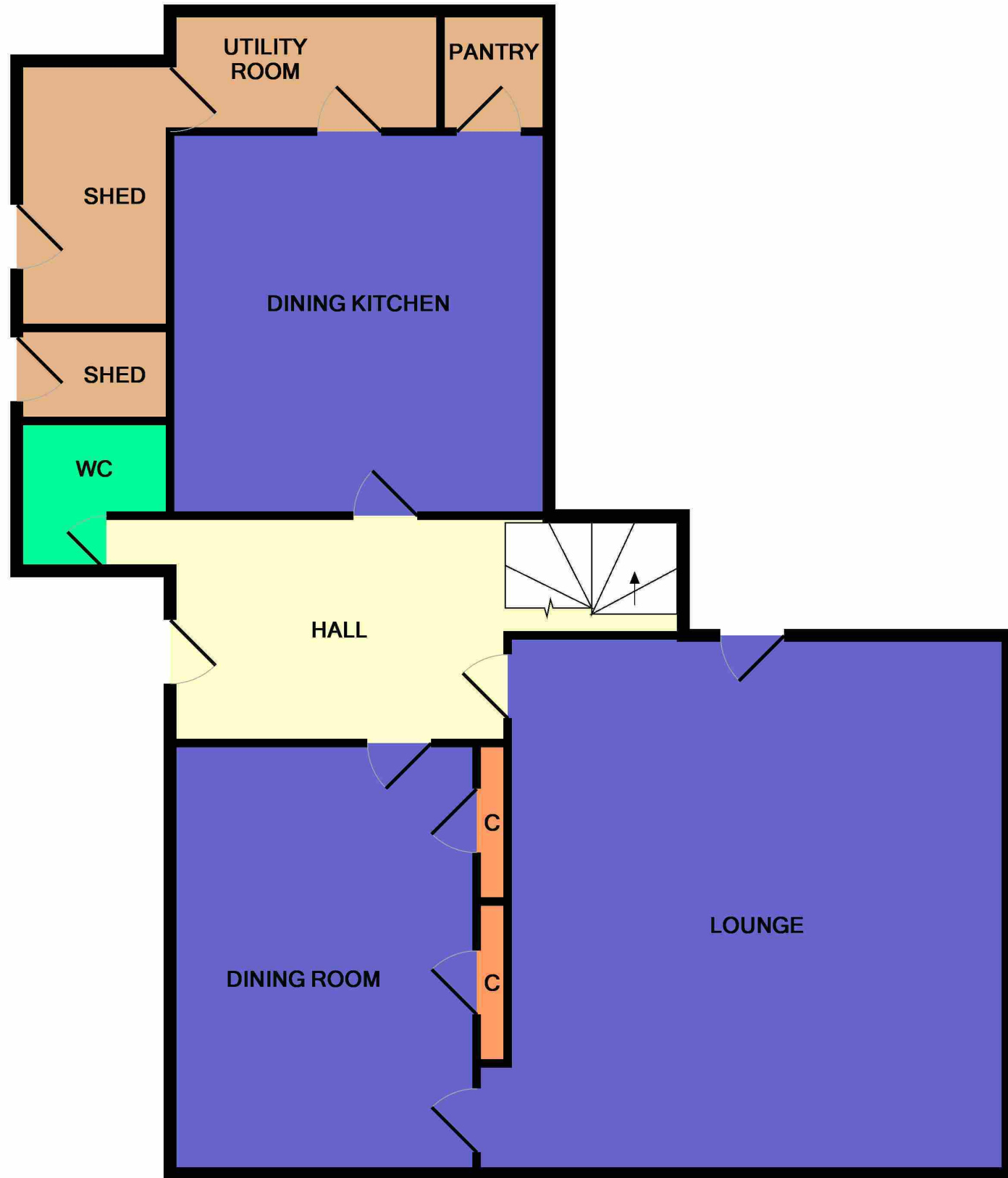
Bathroom



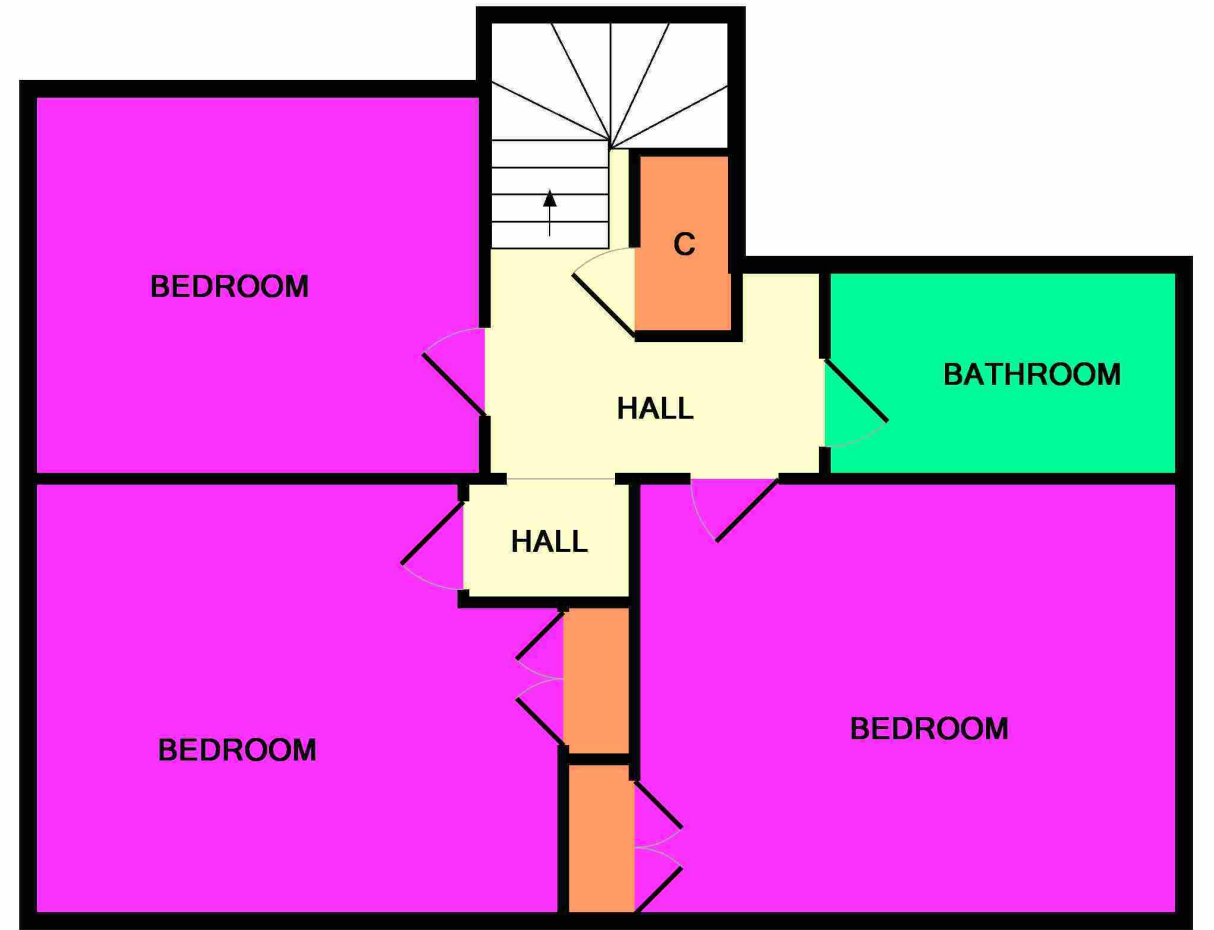
Garden



Garden & Parking Area



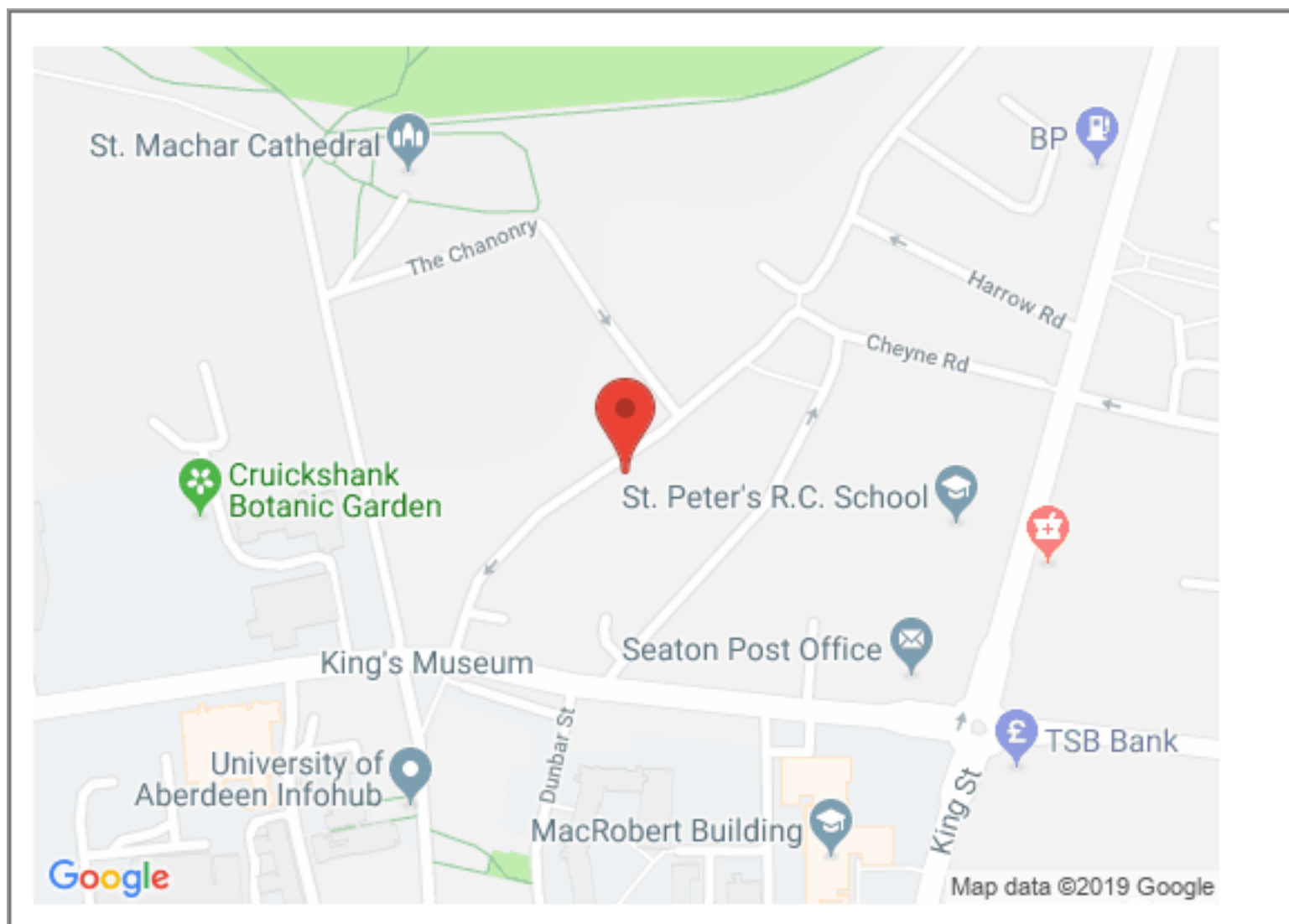
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travel east along Union Street, turning left onto King Street. Continue ahead for some distance before turning left at the roundabout onto St Machar Drive. Take the second right onto Dunbar Street and continue to the T junction. Turn left and follow the road onto Don Street. The property is located along on the left hand side.

Location

Located close to the University of Aberdeen's historic campus and the botanical gardens, the property allows easy access to Seaton Park with St Machar Cathedral and the picturesque "Brig o' Balgownie" which dates back to the 14th Century. There are supermarkets, cafés and local shops within walking distance of the property. The varied amenities available at Bridge of Don and Aberdeen Beach are a short distance away and a public transport service provides quick access to the city centre.

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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.