



13 Overhill Gardens | Bridge of Don | AB22 8QR

Five Bedroom Semi Detached Dwellinghouse

Offers Over £215,000

Situated within an established residential area, we offer for sale this five bedroom semi-detached dwellinghouse. The property is presented in excellent order throughout and has been modified by the current owner to create a substantial family home set across two floors in superb walk-in condition.

The entrance hall gives way to the bright front facing lounge with feature wall and central fireplace with electric fire. To the rear, the kitchen is fitted with a wide range of wall, base and drawer units which incorporate various integrated and free-standing appliances. The breakfast bar offers excellent space for casual dining and the room is finished with vinyl flooring and a rear facing window.

The master bedroom is also located on the ground floor, a beautifully presented room with a most pleasant outlook across the rear garden via the French doors. This room is further enhanced by the modern en suite shower room which is fitted with a white suite, large vanity unit and walk-in shower complete with waterfall shower head.

Completing the ground floor, the bedroom to the front of the home would make an ideal children's bedroom or study and the convenient cloakroom is fitted with a two piece white suite.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. There are two well proportioned double bedrooms, one of which benefits from wall to wall wardrobes with mirrored sliding doors. The fifth bedroom is a single bedroom with space for free-standing furniture.

The home is completed by the family bathroom with three piece white suite, having mains shower over the bath and completed with a heated towel rail and extensive tiling.

Outside, the private rear garden is attractively landscaped with areas of lawn, decking and raised flower beds planted with a variety of mature bushes and shrubs. To the front of the home, the driveway provides convenient off-street parking for at least two cars.

ACCOMMODATION

Ground Floor

Lounge
16'5" x 12'6" (5.01m x 3.81m) approx.
Kitchen
12'5" x 8'8" (3.79m x 2.64m) approx.
Cloakroom
4'8" x 2'6" (1.42m x .76m) approx.
Master Bedroom
10'7" x 10'6" (3.23m x 3.2m) approx.
En Suite
8'3" x 6'5" (2.52m x 1.96m) approx.
Bedroom
7'7" x 7'4" (2.31m x 2.24m) approx.

First Floor

Bedroom
12'6" x 12'0" (3.81m x 3.66m) approx.
Bedroom
12'6" x 11'4" (3.81m x 3.46m) approx.
Bedroom
8'7" x 7'6" (2.62m x 2.29m) approx.
Bathroom
8'8" x 5'4" (2.64m x 1.63m) approx.

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

Gas Central Heating

Double Glazing

EPC Band D



Hallway



Lounge



Lounge



Kitchen



Master Bedroom



Master Bedroom



En Suite



Bedroom 2



Bedroom 3



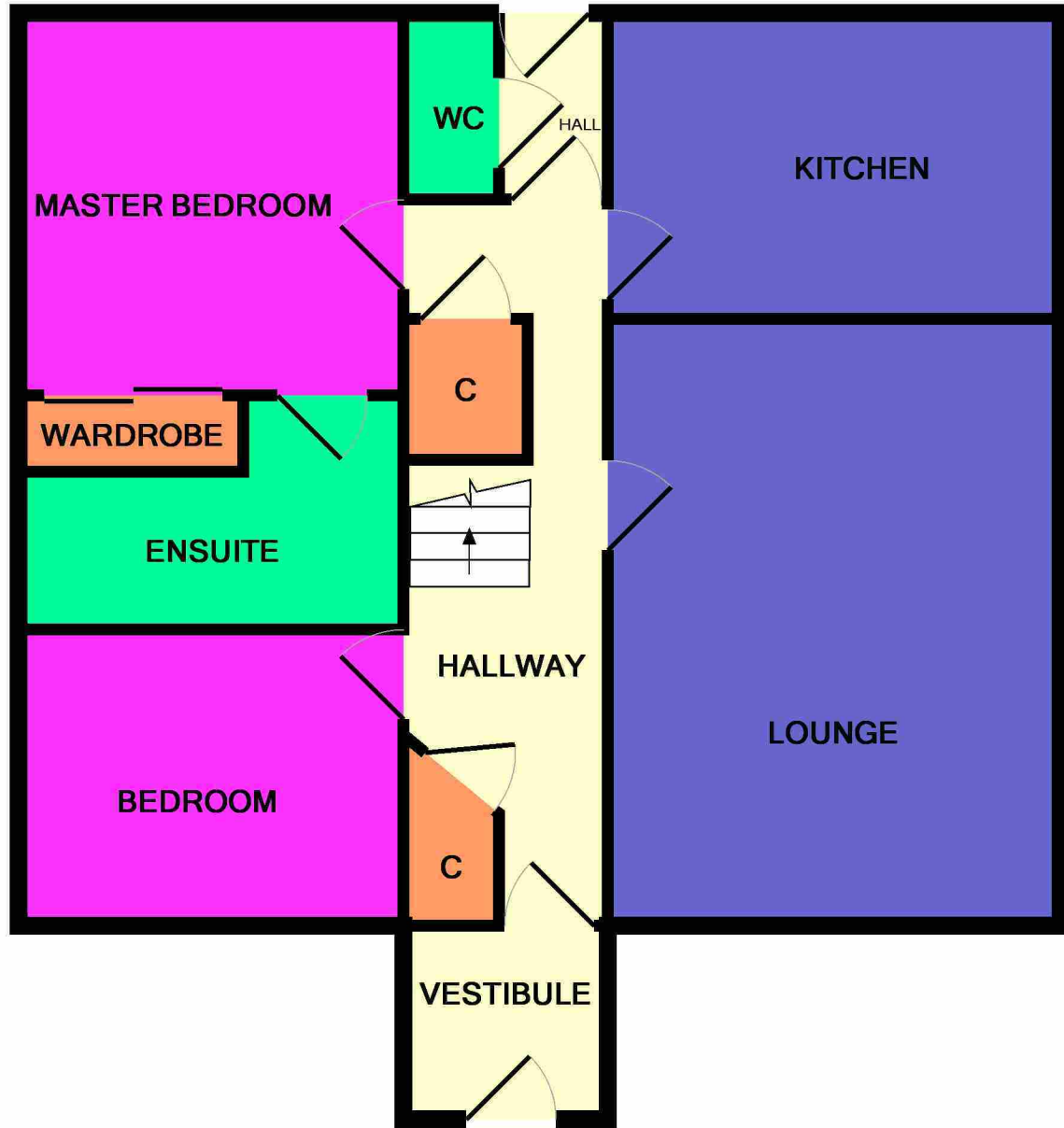
Bathroom



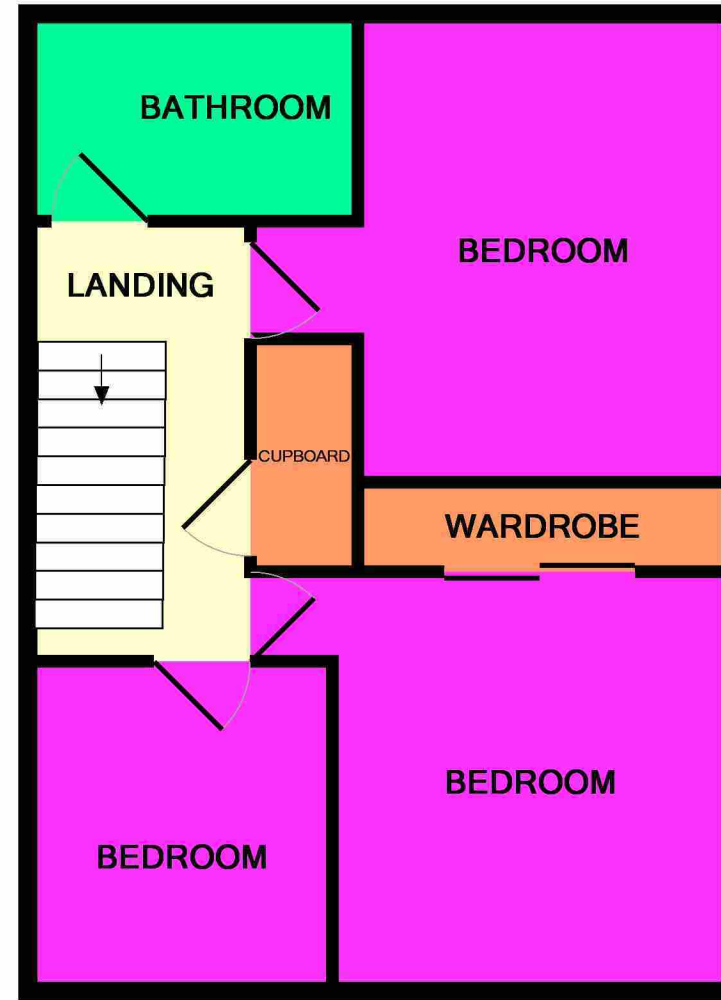
Garden



Garden



GROUND FLOOR

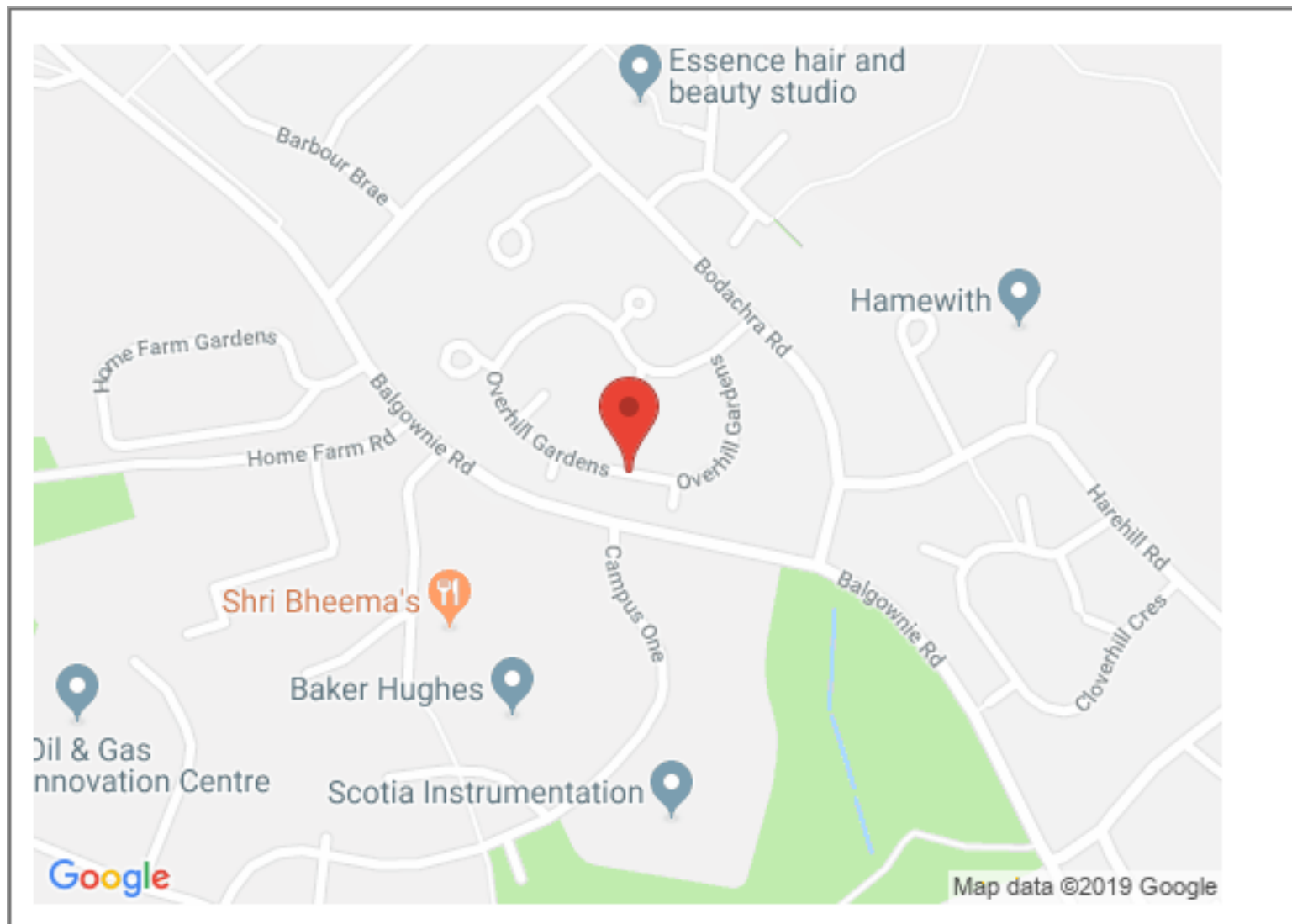


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07814 536558 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

On entering Bridge Of Don from the direction of Aberdeen, take a left onto the Parkway at the roundabout with the AECC. Continue straight ahead at the next roundabout and then take the first left onto Balgownie Road. Take a left onto Braehead Way, first right onto Bodachra Road and Overhill Gardens is second 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 Oldmachar and Bridge of Don Academies. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, playing fields and an 18 hole golf course to a sports complex which offers numerous activities. The area also has 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.