



60 Seaview Drive

Bridge of Don, Aberdeen, AB23 8RG

ledingham
chalmers
estate agency



Lounge



Kitchen



Sun Lounge

**60 Seaview Drive
Bridge of Don, Aberdeen, AB23 8RG**

Three/Four Bedroom Semi-Detached Family Home

- Immaculately presented and move-in ready
- Outstanding garage conversion for additional living space
- Stunning sun lounge with charming garden views
- Beautiful master bedroom with newly fitted en suite
- New flooring throughout
- Stunning new kitchen with breakfast bar



Four beds.



Two bathrooms.



Two public rooms.

Three/Four Bedroom Semi-Detached Family Home

Situated within an established and popular residential area, we offer for sale this well presented three/four bedroom semi-detached family home. The property, set out across two floors, boasts generous living accommodation including a clever garage conversion and the addition of a fabulous sun lounge to the rear.

New flooring has also been added as well as a new kitchen, new en suite for the Master Bedroom and there is additional storage space available in the loft, which also houses an upgraded cylinder system.

The home is entered into the welcoming hallway which houses a convenient WC and provides direct access to both the lounge and the playroom, as well as the stairwell to the upper floor. The HIVE smart heating control is also located here.

The lounge itself is of generous proportion, enjoying a pleasant front aspect and boasting a neutral decor palette and laminate flooring.

Leading directly from the lounge is the ideal sun lounge which is a versatile space which could also be used as a dining room, boasting underfloor heating and which enjoying a pleasant outlook over the rear garden via floor to ceiling windows and sliding patio doors.

The immaculately finished kitchen has recently been upgraded to enjoy a wide range of high gloss units, contrasting grey marble effect worktops and the addition of a useful breakfast bar for casual dining. A new boiler, still under warranty, is located here.



Family Room



Master Bedroom



Bedroom 2

Completing the ground floor is the family room which enjoys fresh decor and a front aspect, could easily be used as a fourth bedroom and is generous in size.

The carpeted staircase ascends to the first floor landing, giving way to the master bedroom with built-in wardrobes, complete with charming corner display shelves. Further enhancing this room is the en suite shower room, having a modern suite which is newly fitted and boasts a double walk-in shower, sink pedestal and WC.

The second double bedroom has ample space for free standing furniture in addition to a built-in cupboard, and the third bedroom is another generous room, both freshly decorated in white hues adding light to the already bright rooms.

Completing the home is the family bathroom with three piece white suite comprising W.C. and wash hand basin and bath, finished in blue tones.

Outside, the property enjoys an enclosed rear garden which is mainly laid to lawn with a patio area and two made-to-measure sheds which will remain. Lovely sea views can be seen from the rear garden, an ideal haven for outdoor play and entertaining alike.

A children's play park is mere moments away, with local primary and secondary schools within walking distance, making this the ideal family home.

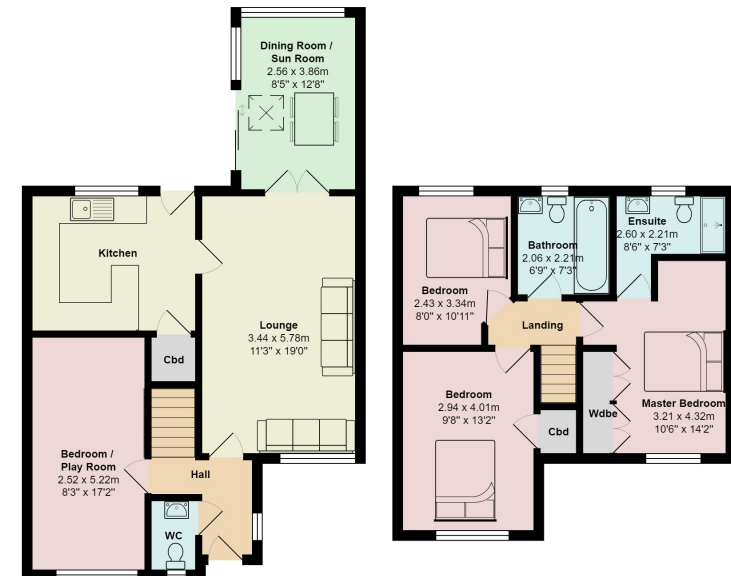


Rear Garden

Accommodation and plans

Lounge	11'3" x 19'0"	3.43m x 5.79m
Kitchen	12'0" x 9'11"	3.66m x 3.02m
Sun Room/Dining Room	8'5" x 12'8"	2.57m x 3.86m
Family Room/Bedroom	8'3" x 17'2"	2.52m x 5.23m
Master Bedroom	10'6" x 14'2"	3.2m x 4.32m
En Suite	8'6" x 7'3"	2.59m x 2.21m
Bedroom 2	9'8" x 13'2"	2.95m x 4.01m
Bedroom 3	8'0" x 10'11"	2.44m x 3.33m
Bathroom	6'9" x 7'3"	2.06m x 2.21m

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Directions

Travelling from Aberdeen City Centre heading towards Bridge of Don via the Ellon Road, at the second roundabout turn left into the Parkway and at the next roundabout turn right into Scotstown Road. Continue straight ahead through the traffic lights and take the first turn on the right into Dubford Road. Follow the road around and take the second opening on the right into Seaview Drive, where number 60 is a short distance along on the right hand side.

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.

Arrange a viewing

Viewing by appointment telephone 07796 333002 or by arrangement with Ledingham Chalmers on 01224 632500

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