



12 Gordon Place | Aberdeen | AB23 8QX

Three Bedroom Semi Detached Dwellinghouse

Offers Over £175,000

We are delighted to offer for sale this generously proportioned three bedroom semi detached dwellinghouse in the popular area of Bridge of Don. The property offers fantastic accommodation within a peaceful setting which would undoubtedly appeal to a wide range of potential buyers.

The accommodation firstly comprises of a welcoming entrance vestibule leading to the main hallway allowing access to all accommodation on this level. The lounge and dining room are set to open plan and enjoy an abundance of natural light thanks to the large window in the lounge to the front and sliding patio doors to the rear garden from the dining area, this creates a much sought after bright and airy atmosphere. The room can easily accommodate a wide range of furnishings and allows the rear garden space to be easily utilised thanks to these patio doors.

The kitchen is situated to the rear of the property with a pleasant outlook over the rear garden, the space has been fitted with a wide range of base and wall units offering ample storage and work surfaces space whilst also allowing access to the garden which in turn allows entry to the garage.

To the first floor, there are two very generously sized double bedrooms which can easily host multiple pieces of bedroom furnishings in addition to a further single bedroom which would also make the ideal study or nursery depending on the purchasers requirements. The bathroom is also situated on this level and has been fitted with a w.c., hand wash basin and shower over bath.

To the exterior, the property benefits from a fully enclosed rear garden primarily laid to lawn with patio area. To the front there is a further garden area with the driveway leading to the garage.

ACCOMMODATION

(Ground Floor)

Lounge

14'11" x 14'1" (4.55m x 4.29m) approx.

Dining Area

13'8" x 9'6" (4.17m x 2.9m) approx.

Kitchen

11'1" x 11'1" (3.38m x 3.38m) approx.

(First Floor)

Double Bedroom

10'7" x 12'3" (3.23m x 3.73m) approx.

Double Bedroom

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

Bedroom

7'2" x 7'2" (2.18m x 2.18m) approx.

Bathroom

7'8" x 6'1" (2.34m x 1.85m) approx.

Gas Central Heating

Double Glazing

Driveway and Garage

EPC Band - D



Lounge



Dining Room



Kitchen



Master Bedroom



Double Bedroom



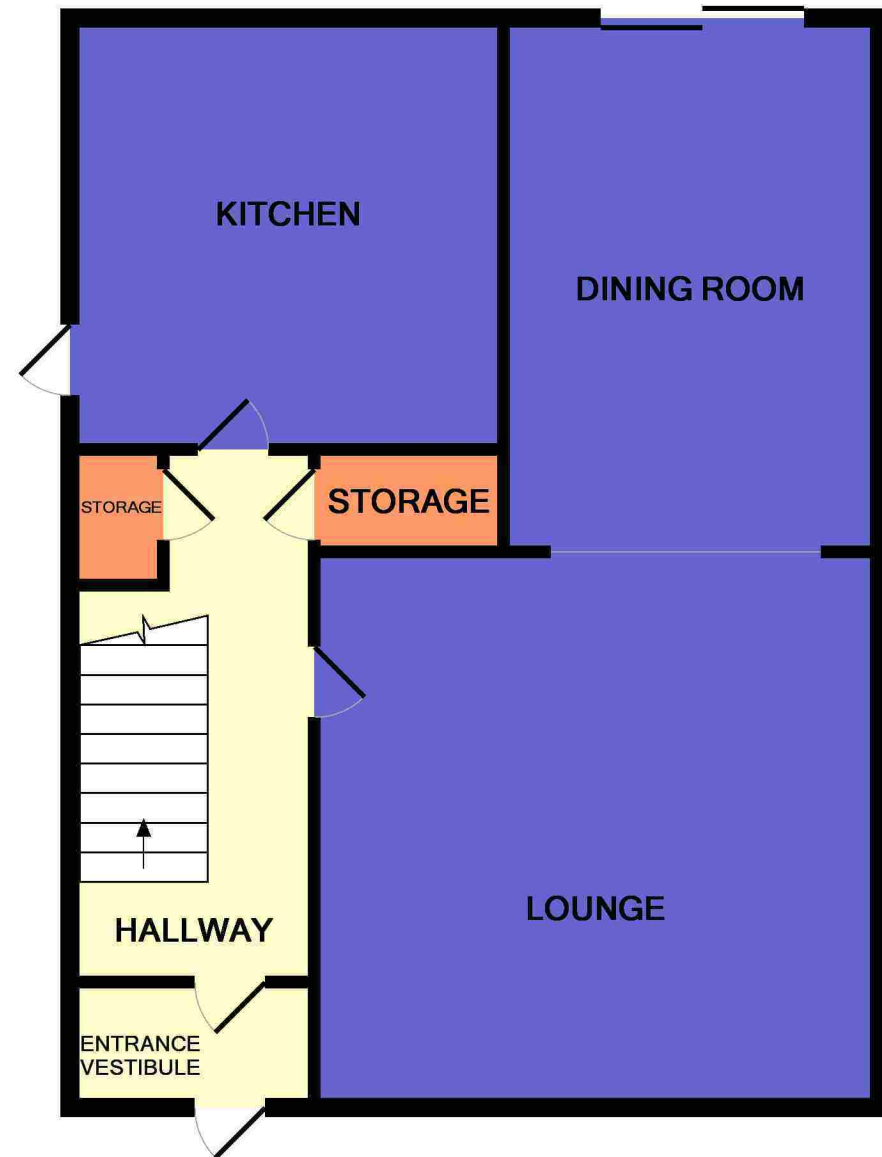
Bedroom



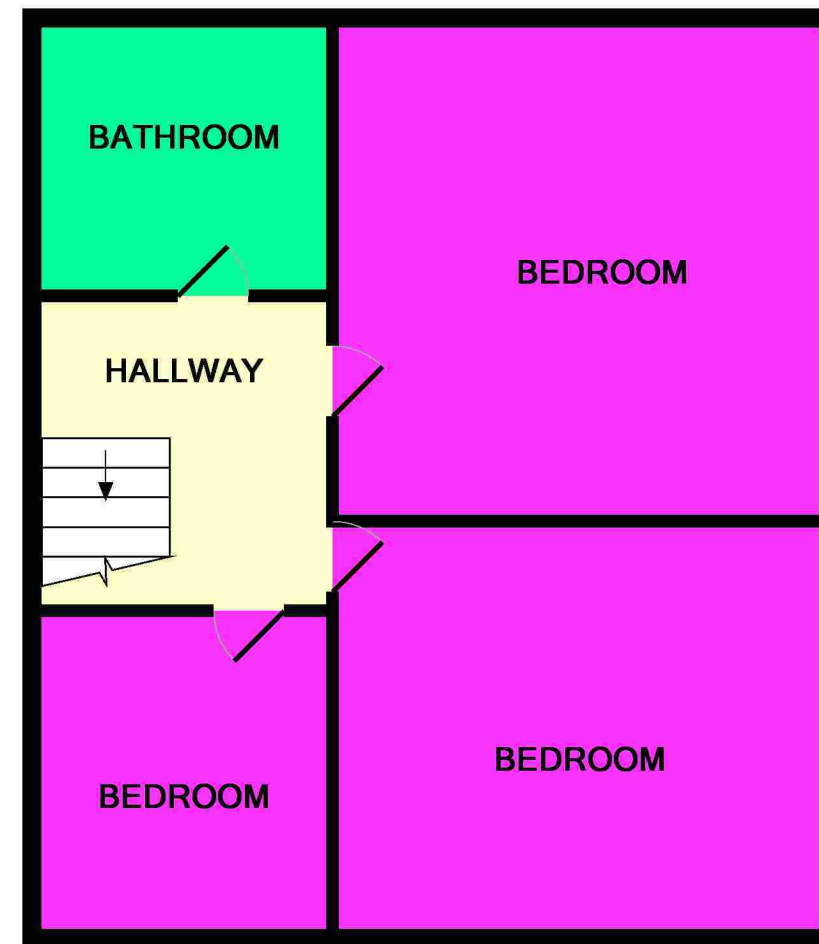
Bathroom



Garden



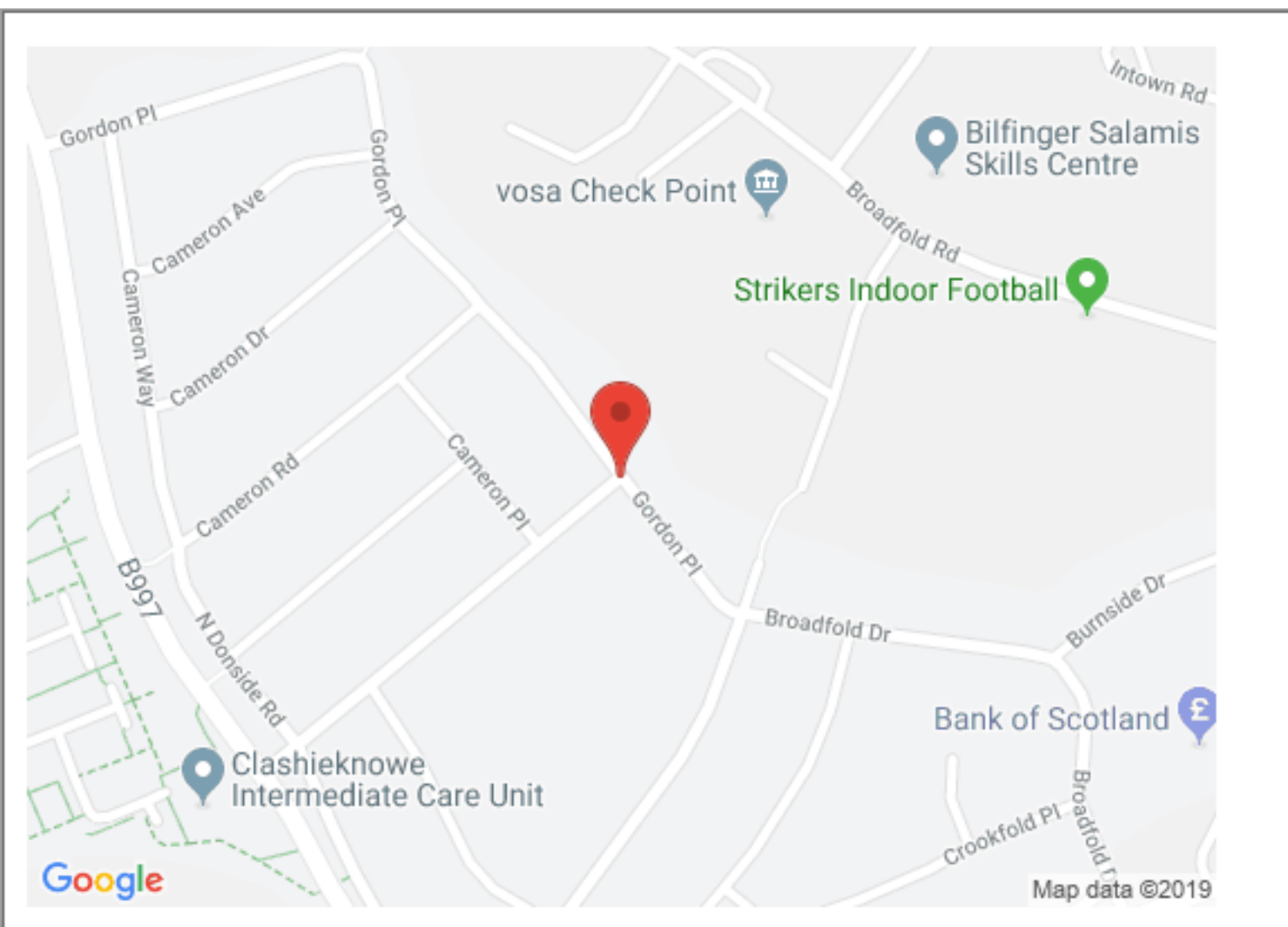
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: From Aberdeen travel north on King Street and across the Bridge of Don. Proceed straight on at the traffic lights and turn left at the roundabout (Bank of Scotland). Continue for about one kilometre round the bend and past the shops and the school and Gordon Place is on your 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

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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.