



37 Perwinnes Crescent | Bridge of Don | AB23 8FJ

Three Bedroom Self Contained Apartment

Fixed Price £199,750

We offer for sale this spacious three bedroom self-contained apartment, built by Scotia Homes, one of the areas foremost housebuilders. The property has been built to exacting standards offering the discerning purchaser the opportunity to move into a new home, designed for the modern lifestyle, with particular attention being taken to energy efficiency.

The property is entered into the reception hallway and gives access to the upper floor and to the utility area, which has a range of base units and fittings for plumbing in automatic washing machine, deep walk-in storage cupboard.

A comfortably graded staircase leads from the ground floor to the upper hallway and gives access to the remainder of the accommodation. The lounge has a double picture window overlooking the front and has ample space for a full range of living and dining room furniture; the lounge is on open plan with the dining kitchen which is fitted with an excellent range of quality, contemporary German base and wall units with contrasting worktop and splashback, integrated oven, hob and fridge/freezer. The master bedroom is situated to the rear, is well proportioned and has a double wardrobe offering excellent shelf and hanging space. Bedrooms two and three are located to the front and again are of generous proportions, with bedroom two also having the benefit of wardrobe accommodation. Completing the accommodation is the bathroom fitted with three piece suite comprising w.c. and wash hand basin set in bathroom furniture and bath with tiling around.

Outside, the property has a garden to the rear with adjacent parking area, communal garden grounds.

## **ACCOMMODATION**

### **Ground Floor**

Entrance Hallway  
Utility Room  
12'6" x 7'2" (3.81m x 2.18m) approx.

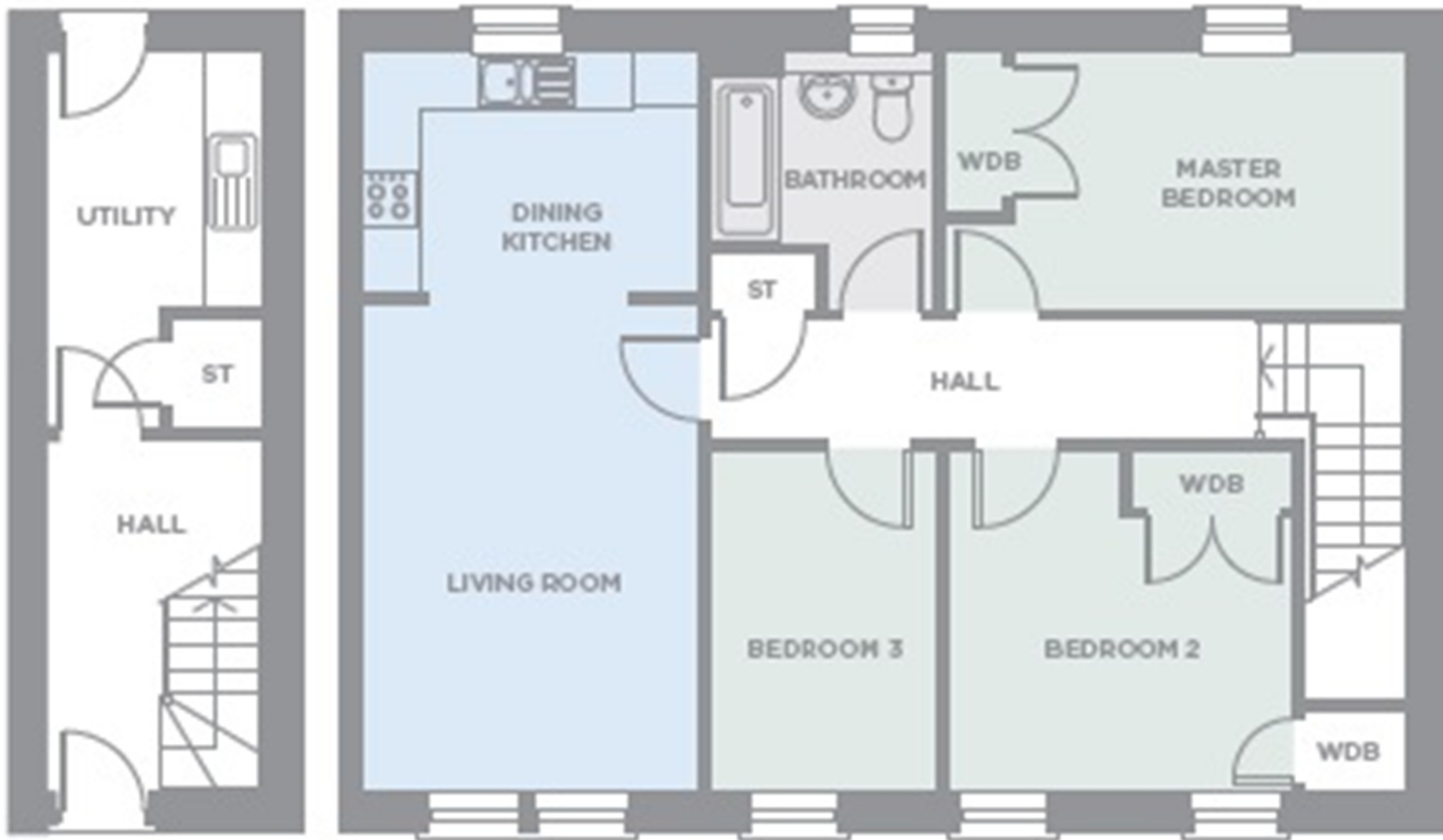
### **First Floor**

Lounge  
16'4" x 11'3" (4.98m x 3.43m) approx.  
Dining Room/Kitchen  
11'3" x 8" (3.43m x 2.44m) approx.  
Master Bedroom  
15'5" x 8'7" (4.7m x 2.62m) approx.  
Bedroom 2  
11'6" x 11'5" (3.51m x 3.48m) approx.  
Bedroom 3  
11'5" x 7'6" (3.48m x 2.29m) approx.  
Bathroom  
8'7" x 7'5" (2.62m x 2.26m) approx.

Gas Central Heating

Double Glazing

EPC Band B

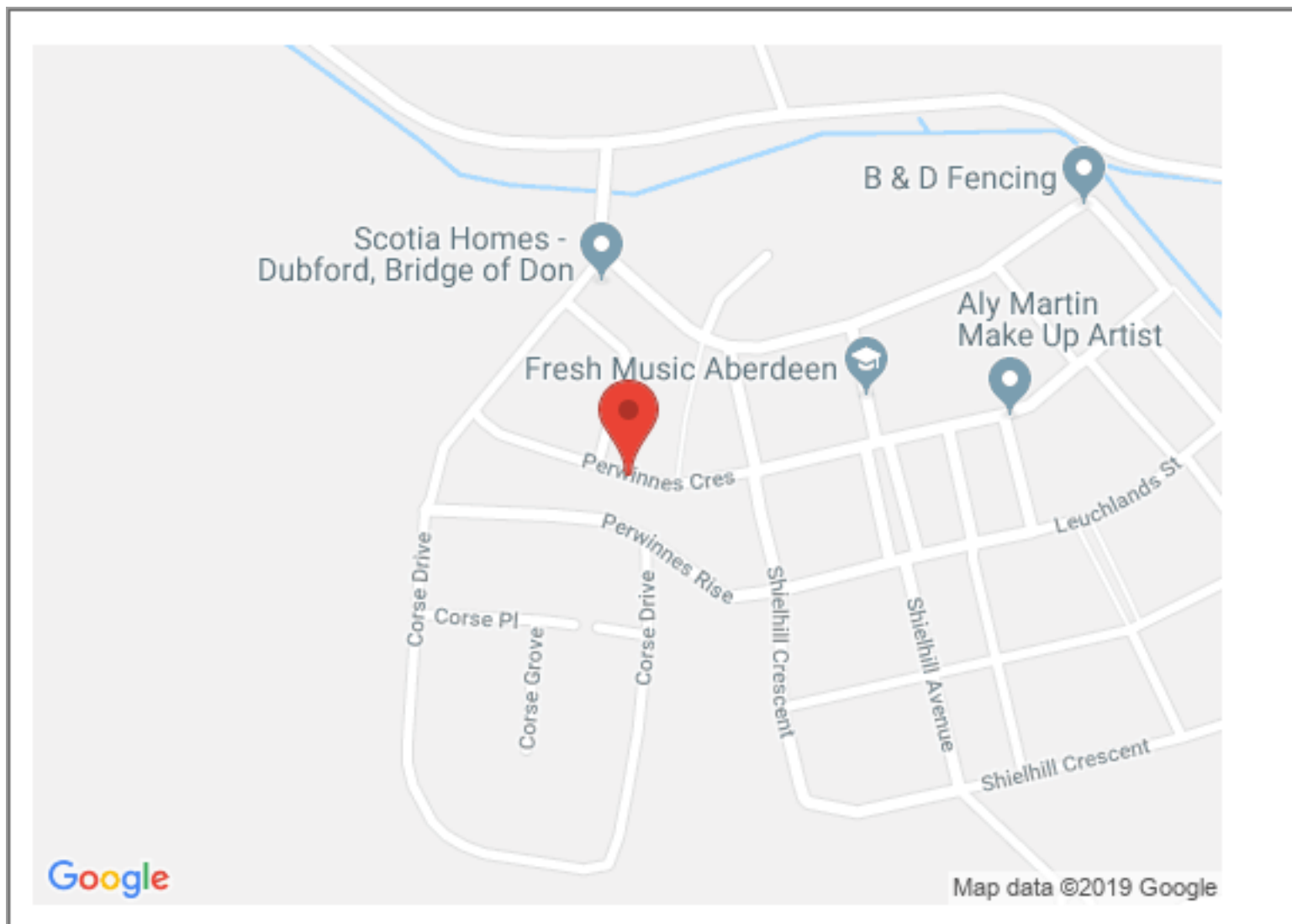


FIRST FLOOR

Floor Plan

Viewing By Appointment Telephone 01224 702453 or 07866 510414 or 07918 618999 or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



## Directions

Travelling north on the A92 along Ellon Road at the B&Q roundabout take the first exit onto Shielhill Road; take the second on the left and the development is a short distance along on the left hand side.

## Location

The development is on the periphery of Bridge of Don: a sought-after suburb and gateway from the north. Scotstown Local Nature Reserve lies to the west. The site of special scientific interest has a diverse range of habitats and wildlife, including roe deer, fox and owls. The property is close to a range of local facilities including schooling, shopping facilities and leisure activities and with the AWPR being accessible nearby most parts of Aberdeen and the surrounding area are readily accessible.

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