



40 Balgownie Crescent | Aberdeen |

Two Bedroom Semi Detached Home

Offers Over £150,000

Situated within an established residential area of Bridge of Don, we offer for sale this well proportioned two bedroom semi detached dwellinghouse. Although the property would benefit from some modernisation, the generous accommodation offers excellent potential to become a superb family home.

The home is entered into the hallway, giving way to the front facing lounge with bay window and central fireplace.

The dining kitchen is situated to the rear of the home, fitted with a range of wall, base and drawer units overlaid with roll front work surfaces and incorporating a stainless steel sink and drainer as well as free-standing appliances. Ample dining space is offered, ideal for everyday family dining, and direct access is given to the garden via the rear door. Completing the ground floor accommodation is the family bathroom which is fitted with a three piece suite with a mains shower over the bath.

The carpeted staircase ascends to the first floor landing, giving way to the two double bedrooms, each of which offer space for free-standing furniture, with one also benefiting from a range of fitted furniture providing useful storage.

To the front of the home, the well stocked front garden features a variety of bushes and shrubs with a lockblock driveway to the side leading up to the single timber garage. The rear garden is laid with patio and stonechips, again peppered with a variety of mature bushes and shrubs.

ACCOMMODATION

Ground Floor

Lounge

13'3" x 12'9" (4.04m x 3.89m) approx.

Dining Kitchen

11'6" x 10'6" (3.51m x 3.2m) approx.

Bathroom

8'3" x 5'1" (2.52m x 1.55m) approx.

First Floor

Bedroom

14'7" x 10'3" (4.45m x 3.12m) approx.

Bedroom

12'2" x 9'4" (3.71m x 2.85m) approx.

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

Gas Central Heating

Double Glazing

EPC Band - D



Lounge



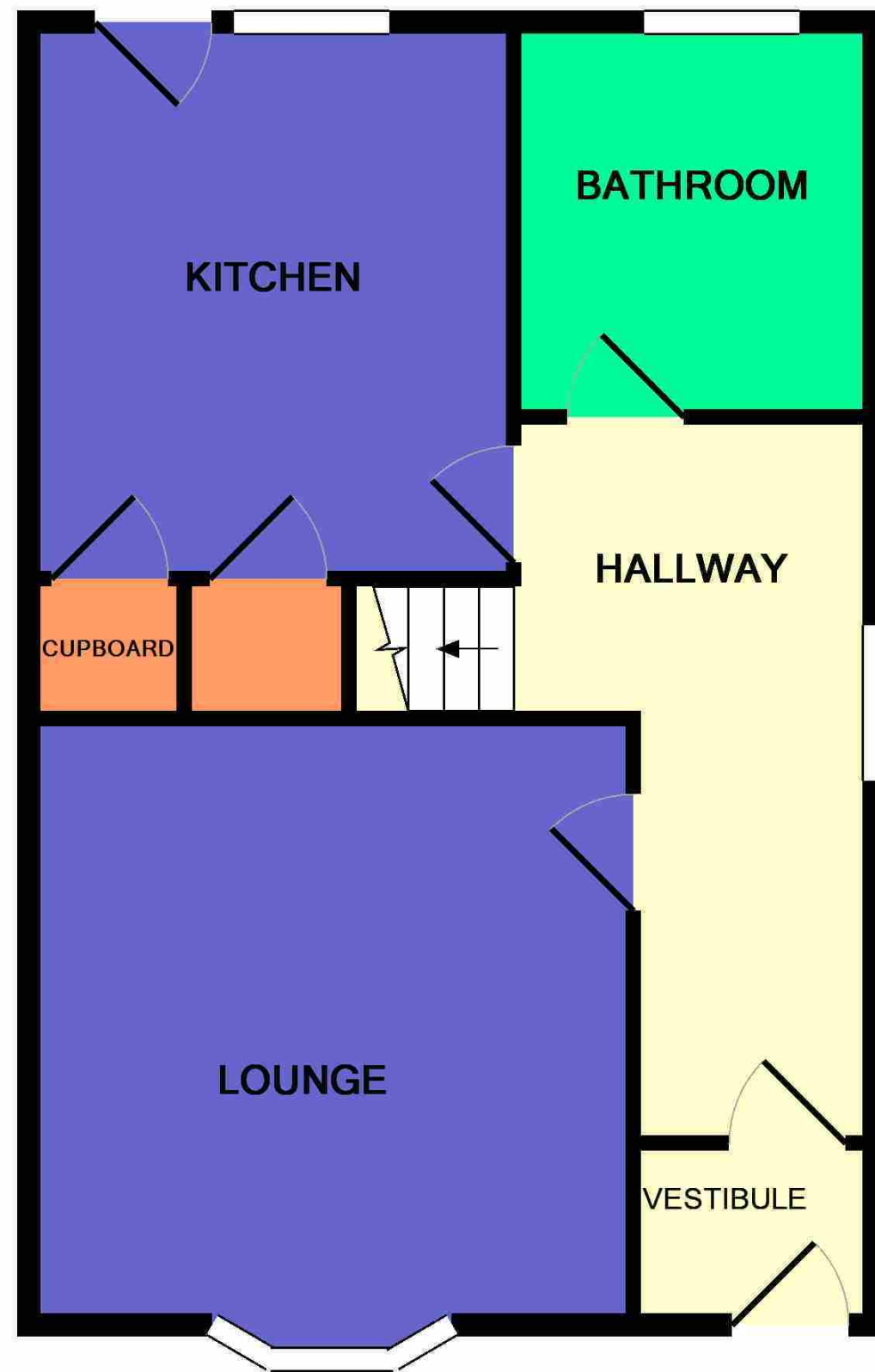
Dining Kitchen



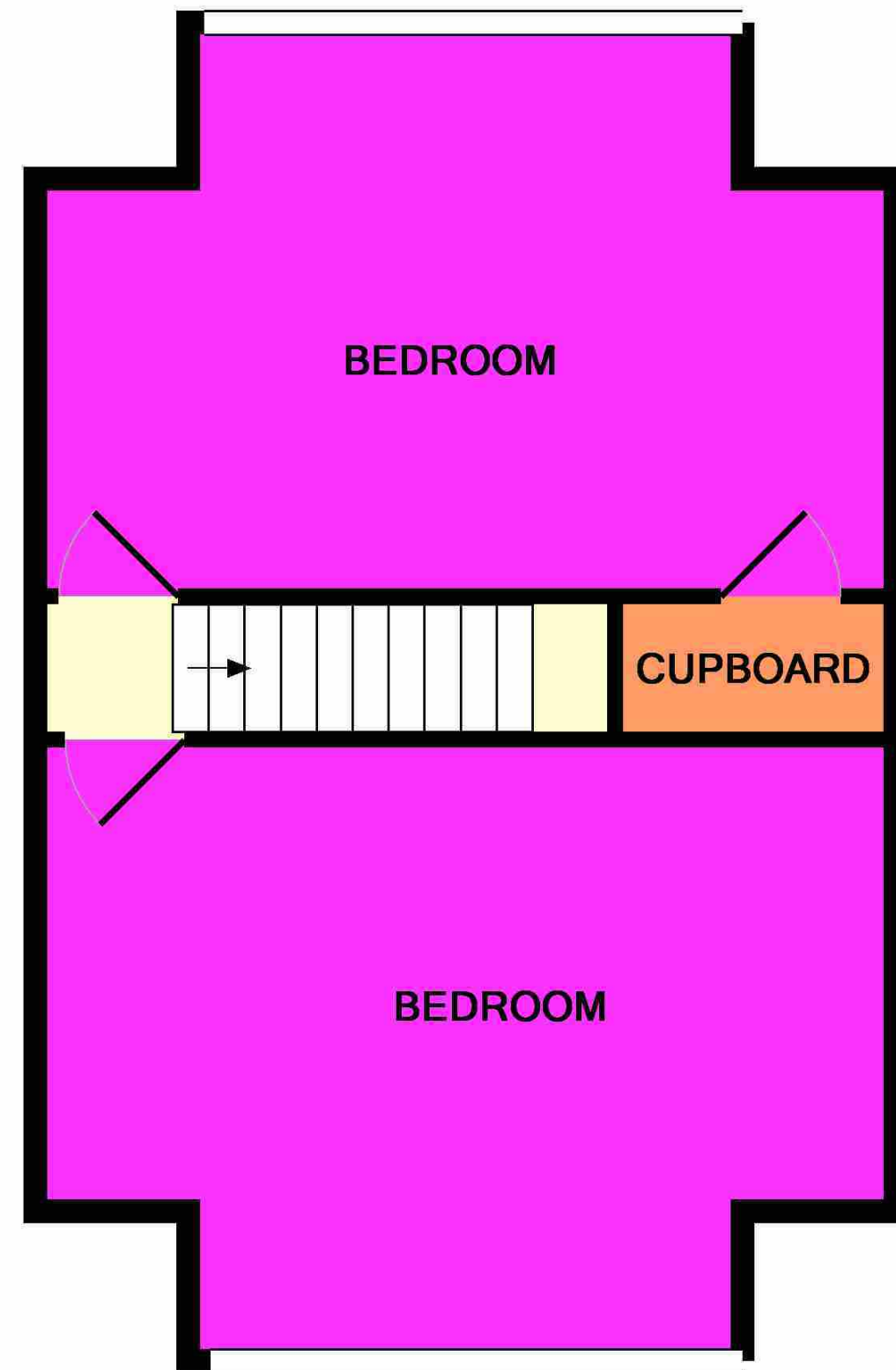
Bedroom



Garden



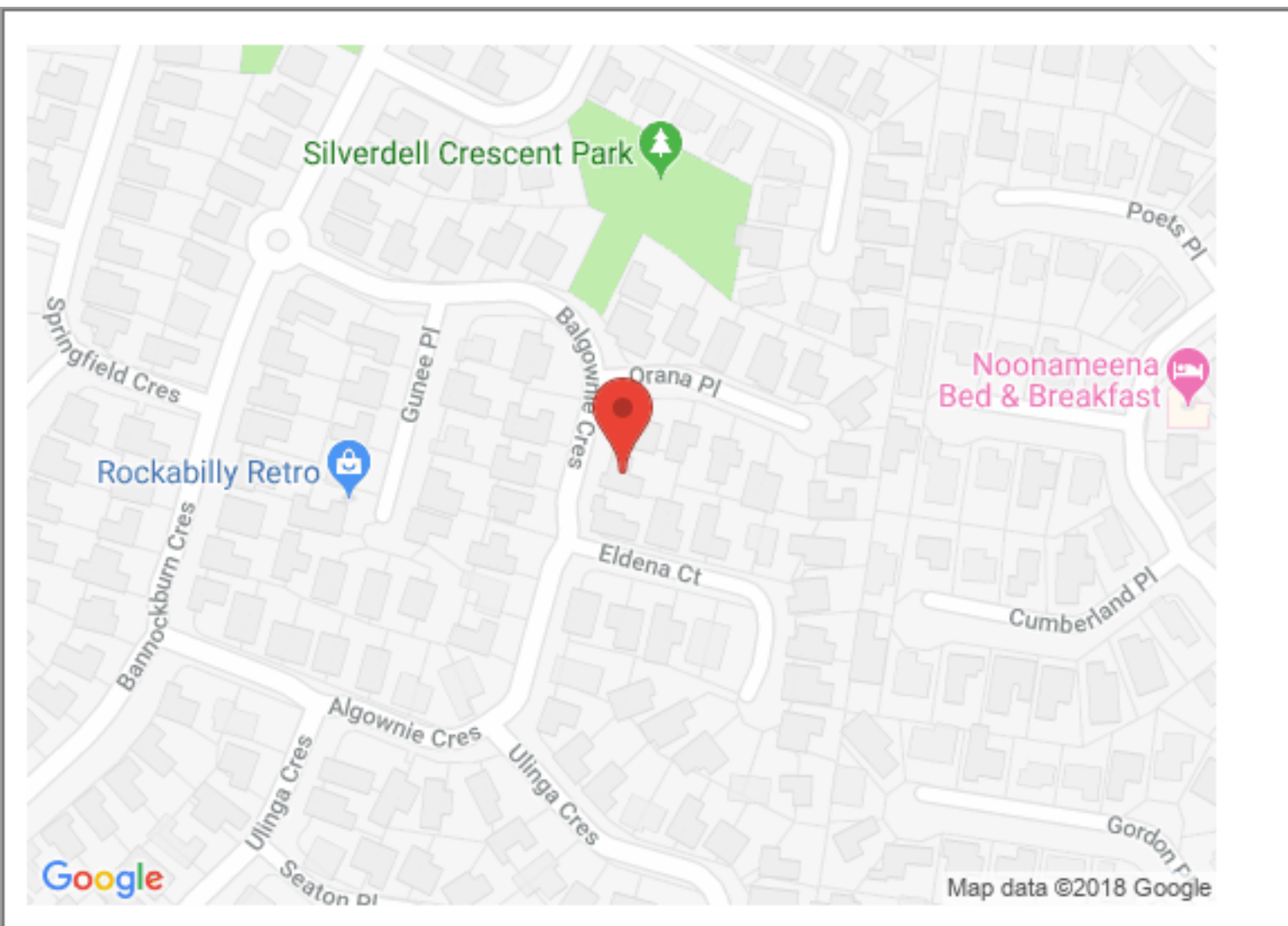
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Leave Aberdeen City Centre via King Street and continue across the Bridge of Don, taking the first turning on the left thereafter into Balgownie Road. Continue ahead and Balgownie Crescent is situated a short distance ahead 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, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for Aberdeen University and the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

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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.