



## 9 Shielhill Grove

Bridge of Don, Aberdeen, AB23 8JY

ledingham  
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estate agency





Lounge



Dining Kitchen

**9 Shielhill Grove**  
**Bridge of Don, Aberdeen, AB23 8JY**

**Modern three bedroom end terraced villa**

- Modern, new-build 3 bedroom family home
- Large lounge
- Open-plan dining kitchen
- Landscaped rear garden
- Exclusive parking bays for two cars



**Three** beds.



**Two** bathrooms.



**One** public room.



## Modern three bedroom end terraced villa

Situated within a modern development in popular Bridge of Don, we are pleased to present for sale this attractive, three bedroomed, end-terraced villa. The property offers an excellent level of accommodation across two floors, ideally suited to a young family.

The home opens to a welcoming hallway, giving way to a bright lounge with dual aspect windows and a built-in storage cupboard.

From the lounge a door leads to the open-plan dining kitchen which is fitted with contemporary white gloss cabinets, contrasting worktops and a range of integrated appliances.

Adjacent to the kitchen is a useful utility room, which also gives way to the convenient cloakroom with two piece white suite.

From the kitchen French doors lead to the sunny, rear garden which is fully enclosed.

Meanwhile, from the front hall a carpeted staircase leads to the first floor landing, giving way to two generous double bedrooms, each of which boast built-in wardrobes with mirrored sliding doors, with the larger of the two also benefiting from a deep over-stair cupboard.

The third bedroom is a good sized single, ideal for use as a children's bedroom.

The home is completed by the family bathroom finished with tiling, tall towel radiator and white sanitary-ware with bath with mains shower, wc and washbasin.

The split-level rear garden comprises of lawn, patio and a path leading to a timber shed. There is a gate to the rear which gives access to the two exclusive parking spaces.



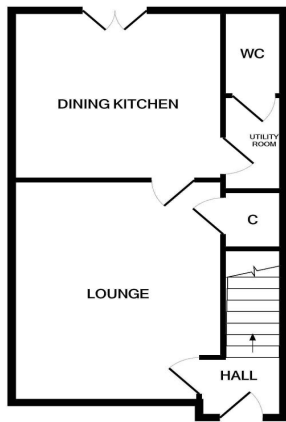
Bedroom



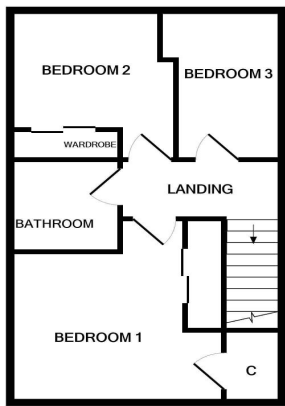
Garden

## Accommodation and plans

Lounge	15'1" x 12'2"	4.6m x 3.71m
Dining Kitchen	11'8" x 11'6"	3.56m x 3.51m
Utility Room	6'5" x 3'6"	1.96m x 1.07m
Cloakroom	5'9" x 3'6"	1.75m x 1.07m
Bedroom 1	13'0" x 11'9"	3.96m x 3.58m
Bedroom 2	11'0" x 10'0"	3.35m x 3.05m
Bedroom 3	10'1" x 7'0"	3.07m x 2.13m
Bathroom	6'3" x 6'2"	1.91m x 1.88m



GROUND FLOOR



1ST FLOOR

## Directions

Travel out of the city centre along King Street and continue onto Ellon Road, crossing the AECC roundabout. At the next roundabout, take the first exit towards Potterton and then the second left. Follow this road before turning left onto Shielhill Drive and then right onto Shielhill Avenue. Turn left onto Leuchlands Street and Shielhill Grove is along on the right hand side.

## Location

Bridge of Don is well served with many excellent amenities including primary and secondary schooling, as well as a range of shops, supermarkets, hotels and restaurants.

## Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.