



35 Seaview Circle
Bridge of Don, Aberdeen, AB23 8RN

ledingham
chalmers
estate agency



Lounge



Breakfasting kitchen

**35 Seaview Circle
Bridge of Don, Aberdeen, AB23 8RN**

Two bedroom top floor apartment

- Perfect for First Time Buyer
- Neutrally decorated throughout
- Large lounge with feature bay window with sea views
- Built-in mirrored wardrobes in both bedrooms
- Exclusive parking space in resident's car park
- Security entry system



Two beds.



One bathroom.



One public room.

Two bedroom top floor apartment

Beautifully decorated throughout in neutral tones and finished to the highest standards, we are delighted to offer for sale this two bedroom apartment with lovely views across to the coast.

Benefitting from gas central heating, full double glazing, and security entrance system, the property forms part of a modern well maintained development in Bridge of Don.

Accessed via wooden door, there is a small entrance vestibule before reaching the main hall, which has inset downlighters. Light and airy and laid with quality laminate flooring, further features include a large cupboard with light and wall mounted coathooks, allowing excellent storage, a hatch to loftspace, complete with Ramsay ladder and a smoke alarm.

With a bay window to the front, allowing natural light to flood into the room and the lounge is a spacious room with views across the city to the sea. Tastefully decorated, again in neutral tones, there is an additional window to the side and quality laminate flooring.

The breakfasting kitchen is fitted with a modern range of base and wall units with complementing work surfaces and splashback. The integrated appliances include oven with gas hob and extractor hood over, washing machine and fridge. A fitted breakfast table allows for casual dining and there is a window to the side allowing natural light. Two generous double bedrooms are both tastefully decorated and laid with quality laminate flooring. Both have the added benefit of double built-in wardrobe allowing excellent hanging and shelf storage.

The fully tiled bathroom is fitted with a modern three piece suite comprising wash hand basin and toilet pedestal in vanity unit, and bath with shower over. Other features include a chrome ladder style radiator, inset downlighters and Xpelair fan.

Outside, there is an allocated parking space within the residents car park.



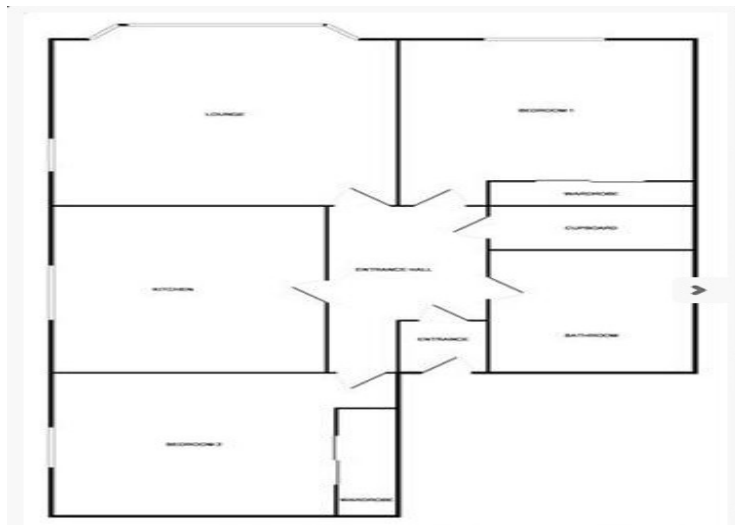
Double bedroom



Sea view

Accommodation and plans

Lounge	15'0" x 12'0"	4.57m x 3.66m
Breakfasting kitchen	10'0" x 7'0"	3.05m x 2.13m
Bedroom one	11'0" x 9'0"	3.35m x 2.74m
Bedroom two	10'5" x 7'7"	3.18m x 2.31m
Bathroom	6'6" x 5'3"	1.98m x 1.6m



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 and first on the right into Seaview Circle. The property is located at the end of the cul-de-sac on the left 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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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.