



73 Jesmond Grange | Bridge of Don

Modern Two Bedroom Terraced Villa

Fixed Price £175,000

Situated within a modern development in the popular Bridge of Don area, we offer for sale this attractive two bedroom terraced villa. The property features fresh, neutral decor throughout with well proportioned accommodation and generous storage space.

The home is entered into the lounge, a generous reception room with two front facing windows and a useful under-stair cupboard for storage. From here, access is gained into the dining kitchen which lies to the rear of the property. The kitchen is fitted with a range of black and white gloss units incorporating an integrated electric oven and gas hob. The dining space is ideal for everyday family dining and is adjacent to the French doors which open out to the garden.

Completing the ground floor, the cloakroom is fitted with a two piece white suite and offers further storage space.

The carpeted staircase ascends from the lounge to the first floor landing, giving access to the remaining accommodation as well as the floored loft.

There are two well proportioned double bedrooms, each of which benefits from built-in wardrobes with mirrored sliding doors, as well as ample space for a range of free-standing furniture.

The bathroom is fitted with a modern white three piece suite with mains shower over the bath, finished with tiled areas and vinyl flooring.

Outside, the property benefits from an enclosed garden to the rear which is laid with decking and lawn, with an outdoor tap and storage shed with electric which is to be included in the sale. There are two allocated parking spaces pertaining to the property, as well as further visitor parking.

Ground Floor

Lounge

15'9" x 13'7" (4.8m x 4.14m) approx.

Dining Kitchen

13'6" x 10'0" (4.12m x 3.05m) approx.

WC

8'0" x 4'6" (2.44m x 1.37m) approx.

First Floor

Bedroom

11'7" x 11'1" (3.53m x 3.38m) approx.

Bedroom

11'7" x 8'8" (3.53m x 2.64m) approx.

Bathroom

6'6" x 5'4" (1.98m x 1.63m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades. All furniture and garden furniture is also to be included in the sale price.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Cloakroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



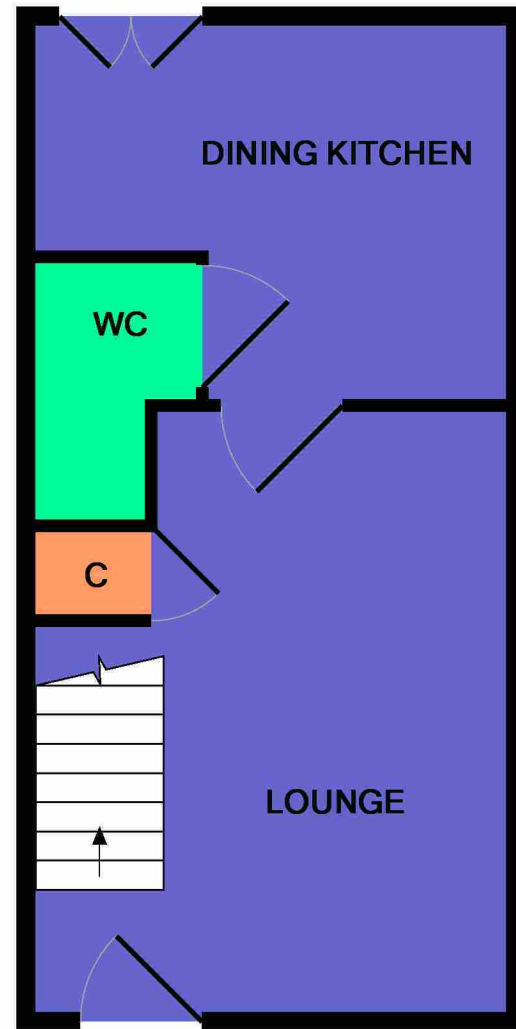
Bathroom



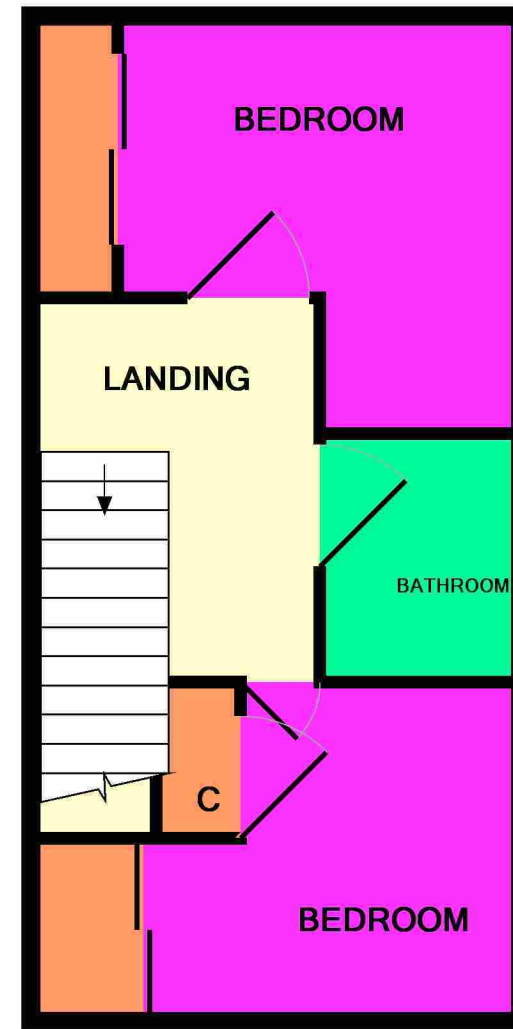
Garden



Parking



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions:

Travelling north along King Street towards the Bridge of Don continue over the bridge and proceed to the roundabout at the Aberdeen Exhibition and Conference Centre; turn left at the roundabout at the Parkway and proceed to the next roundabout. Take the third exit off and continue to the traffic lights; turn left onto Jesmond Drive and continue along and passing Asda Superstore and Oldmachar Academy on the right and Jesmond Grange is the next opening on the 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, doctors and dentists, a wide range of shops including an ASDA supermarket and Tesco Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, community centre, 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.