



5 Elrick Circle,
Bridge of Don, Aberdeen, AB22 8RS

**ledingham
chalmers**
estate agency



Lounge



Two bedroom semi-detached dwellinghouse with garage

- Extensive Driveway providing off street parking for 3/4
- Fully enclosed Garden to rear
- Single Garage equipped with power and light
- Two generous Double Bedrooms with fitted storage
- Stylish Kitchen with space for dining
- Light and airy Lounge with front facing aspect

Kitchen



Kitchen



Two beds.



One bathroom.



One public room.

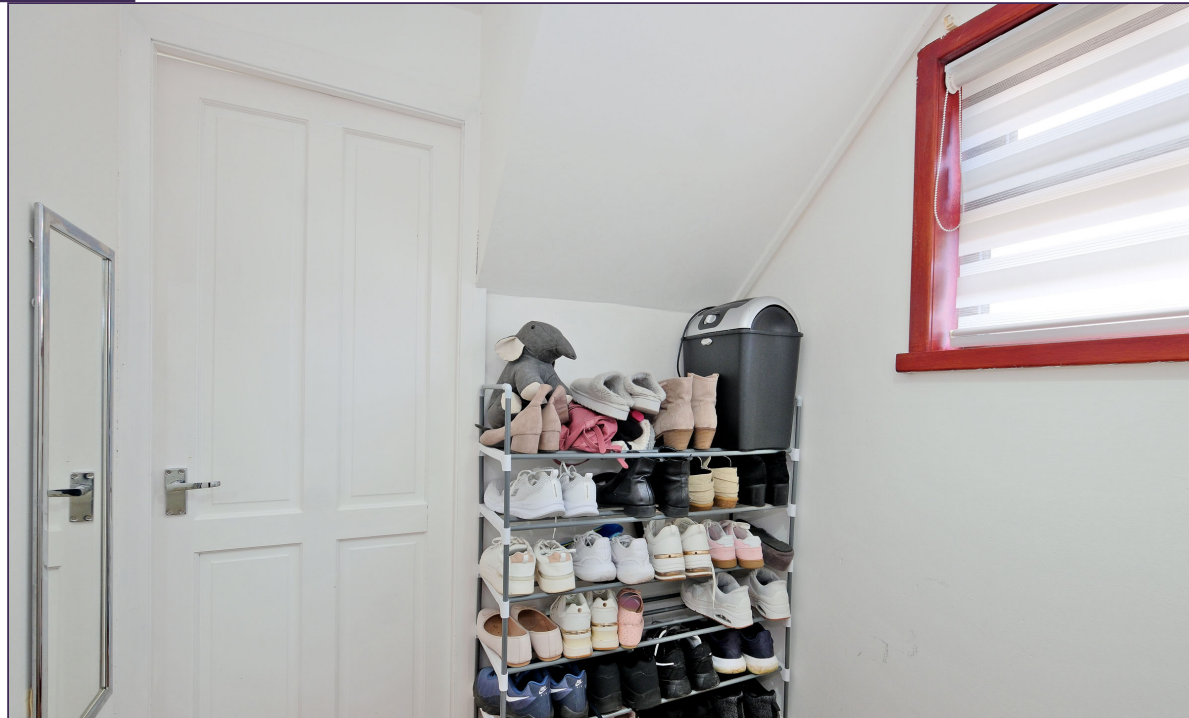
Situated within the popular residential area of Bridge of Don, we are delighted to present for sale this two bedroom semi-detached dwellinghouse which has been thoughtfully and comprehensively modernised to a high standard.

The property enjoys the benefits of double glazed windows, gas central heating, neutral decor and modern finishes affording the opportunity to move in with the minimum of inconvenience.

Entering through the part glazed front door, you are welcomed into the bright hallway which gives access to the elegantly proportioned lounge which features a large picture window overlooking the front allowing an abundance of natural light to flood the room. The room allows ample space for a range of free standing furniture and double doors open out to the kitchen.

The stylish kitchen can be accessed from the lounge and is fitted with a variety of contemporary base, drawer and wall mounted units, contrasting worktops incorporating sink with drainer and mixer tap and a variety of integrated appliances built into the units and contemporary flooring completes the look. A glazed door provide direct access to the garden, providing the room with an inside/outside feel and ample natural light.

A fantastic office / study completes the ground floor accommodation and would be an ideal space for those working from home. Alternatively, the room could be utilised for further storage or equipped as a utility room.



Office / Study



Bedroom



Bedroom



Shower room

A carpeted staircase leads to the remaining accommodation and provides access to a handy airing cupboard and a hatch provides access to the insulated loft.

Upstairs, there are two excellent sized double bedrooms, both benefiting from neutral decor, stylish laminate flooring and built in wardrobes providing excellent storage facilities.

Completing the accommodation is the beautiful shower room which is fitted with a stylish white three piece suite incorporating a modern walk in shower enclosure.

Externally, the garden to front is chippings for low maintenance with an extensive driveway providing off street parking for three or four cars. The driveway leads to the single garage which is equipped with power and light.

The fully enclosed rear garden is mainly laid to lawn and boasts a sizeable patio area, ideal for relaxing in the summer months.

Spanning two floors of generous accommodation, this property would be an ideal purchase for first time buyers or the growing family and internal viewing is essential to fully appreciate the superb accommodation on offer.

Accommodation

Lounge	9'11" x 14'11"	3.02m x 4.55m
Kitchen / Diner	16'2" x 8'2"	4.93m x 2.49m
Study	5'9" x 6'8"	1.75m x 2.03m
Bedroom	12'10" x 11'0"	3.91m x 3.35m
Bedroom	9'9" x 11'9"	2.97m x 3.58m
Bathroom	5'11" x 6'0"	1.8m x 1.83m
Garage	9'2" x 20'4"	2.79m x 6.2m



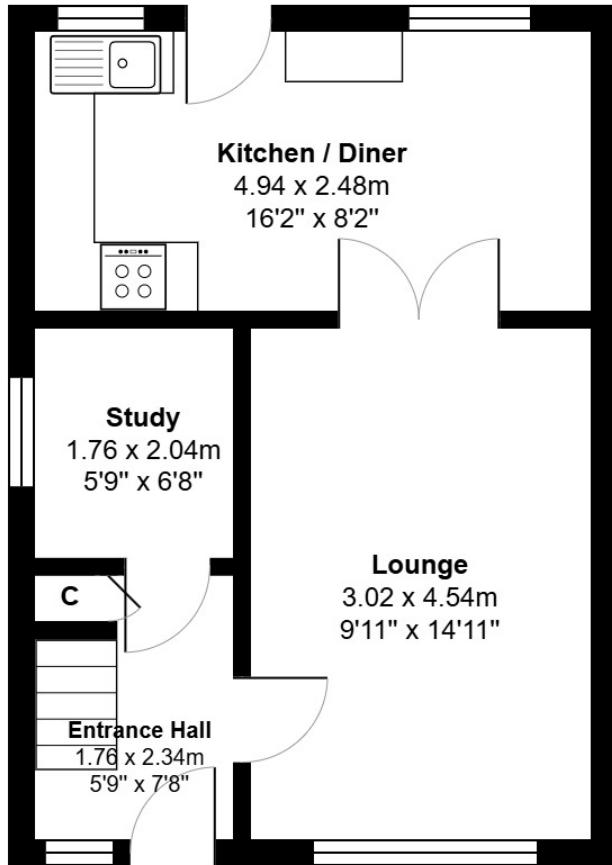
Rear Garden



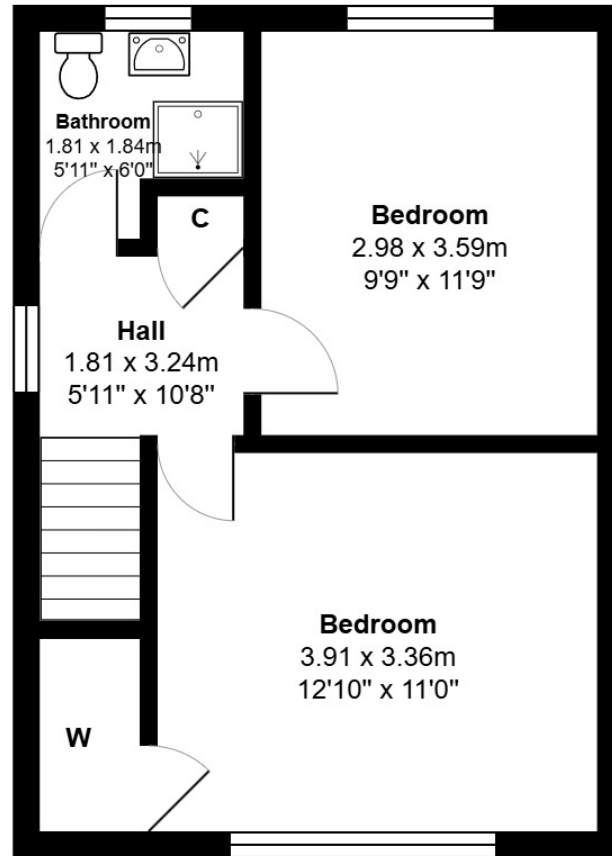
Rear Garden

Floorplan

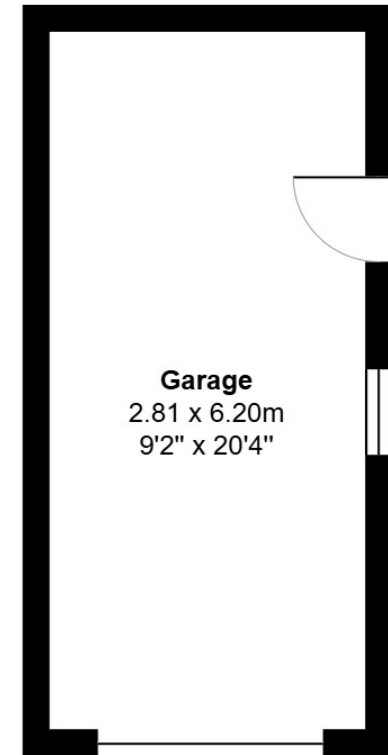
5 Elrick Circle



Ground Floor



First Floor



Garage

Directions

Travelling from Aberdeen City Centre, continue north on King Street across the Bridge of Don onto Ellon Road. At the Bank of Scotland roundabout, turn left onto Balgownie Road following the road to the left and taking a right turn onto Bodachra Road with Elrick Circle being the 2nd opening on the left.

Location

Bridge of Don is a popular residential area situated some four miles from the centre of Aberdeen, with the area being well served by local shops including an ASDA Superstore, Primary and Secondary Schools and by public transport facilities. Most parts of Aberdeen are readily accessible by a variety of arterial routes, with the location also being extremely convenient for the Airport and oil related offices at both Bridge of Don and Dyce.

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.

Arrange a viewing

Viewing By appointment telephone 07795 622170 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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