



66 Lochside Road,
Bridge of Don, Aberdeen, AB23 8QW

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Dining Room

Deceptively spacious five bedroom, detached family home with double garage

- Fantastic location
- Spacious family home
- Two public rooms
- Fully fitted Kitchen with Utility Room
- Five Bedrooms one with Ensuite facilities
- Expansive Garden, double Garage and Driveway



Five beds.



Two bathrooms.



Two public rooms.

We are pleased to offer for sale this desirable, five bedroom detached family home with double garage which enjoys a particularly private location within the prestigious Denmore Park Estate in Bridge of Don.

Set within a sizeable plot, this spacious home offers convenient off-road parking for several cars on the large driveway. Although this property requires a degree of modernisation, the spacious level of accommodation spanning two floors gives the potential for a fantastic family home.

Upon entering the property, you are greeted by a welcoming entrance hall which leads to all accommodation with staircase to upper landing. There is also a useful WC and vestibule area which is filled with natural light.

The spacious lounge has a lovely feature fireplace which creates a calming focal point to the room. There is a large window to the front and glass sliding door to the rear which allows ample natural light into the room and provides dual aspect views.

The kitchen enjoys a rear aspect and has been fitted with a wide range of base and wall units with complimenting work tops and tiled splash back, there is also space for informal dining facilities at a breakfast bar. Located just off of the kitchen is the utility room, with space for appliances and sink.

The dining room is accessible from the kitchen, is an excellent space to entertain and benefits from a large floor to ceiling glass door to the garden allowing glorious garden views.

Completing the ground floor accommodation is the fifth bedroom, this is a versatile space which could also be used as a study.



Bedroom



Bedroom



Bedroom



Bathroom

Ascending the stairwell to the first floor landing there is a hatch which provides access to the loft space and a built in cupboard offering fantastic storage.

Sure to impress viewers is the principal bedroom, key features of this very generous double include, multiple windows which flood the room with natural light, dressing room area with triple built in mirrored wardrobe and double sink vanity and en suite comprising shower enclosure and wc.

There are three further well-proportioned bedrooms, two with built in wardrobes.

Completing the internal accommodation is the bathroom comprising WC, wash hand basin and shower over bath. All wet areas have been fully tiled for convenience.

The fantastic garden grounds are mature and well tended. The areas to the side and rear enjoy a particularly private and sheltered aspect with a patio offering multiple spots for al fresco dining. Laid mainly to lawn, the well stocked borders and flower beds host a variety of established conifers, trees and shrubs along with an established hedge provides a high degree of privacy.

A large driveway to the front of the house provides off street car parking for several cars and leads to the double garage.

Representing an ideal choice for a growing family, interior viewing of this comfortable family home is essential.

Accommodation

Lounge	14'5" x 17'5"	4.4m x 5.31m
Dining Room	10'11" x 11'9"	3.33m x 3.58m
Kitchen	10'7" x 14'9"	3.23m x 4.5m
Utility Room	5'8" x 11'8"	1.73m x 3.56m
Bedroom/Study	10'8" x 8'7"	3.25m x 2.62m
Bedroom	17'4" x 9'4"	5.28m x 2.85m
Dressing Room	10'7" x 4'10"	3.23m x 1.47m
Ensuite	4'9" x 6'7"	1.45m x 2.01m
Bedroom	14'5" x 8'3"	4.4m x 2.52m
Bedroom	9'1" x 8'4"	2.77m x 2.54m
Bedroom	9'0" x 8'3"	2.74m x 2.52m
Bathroom	7'7" x 8'2"	2.31m x 2.49m



Garden

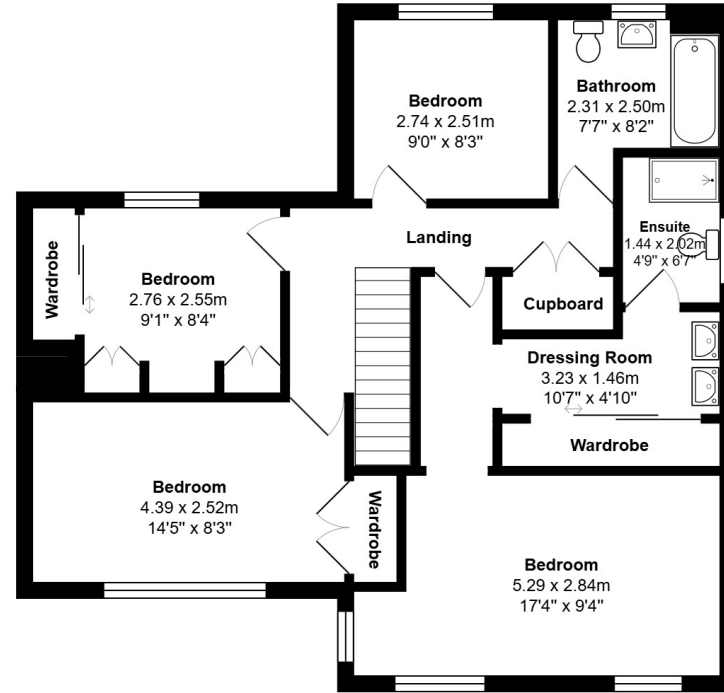
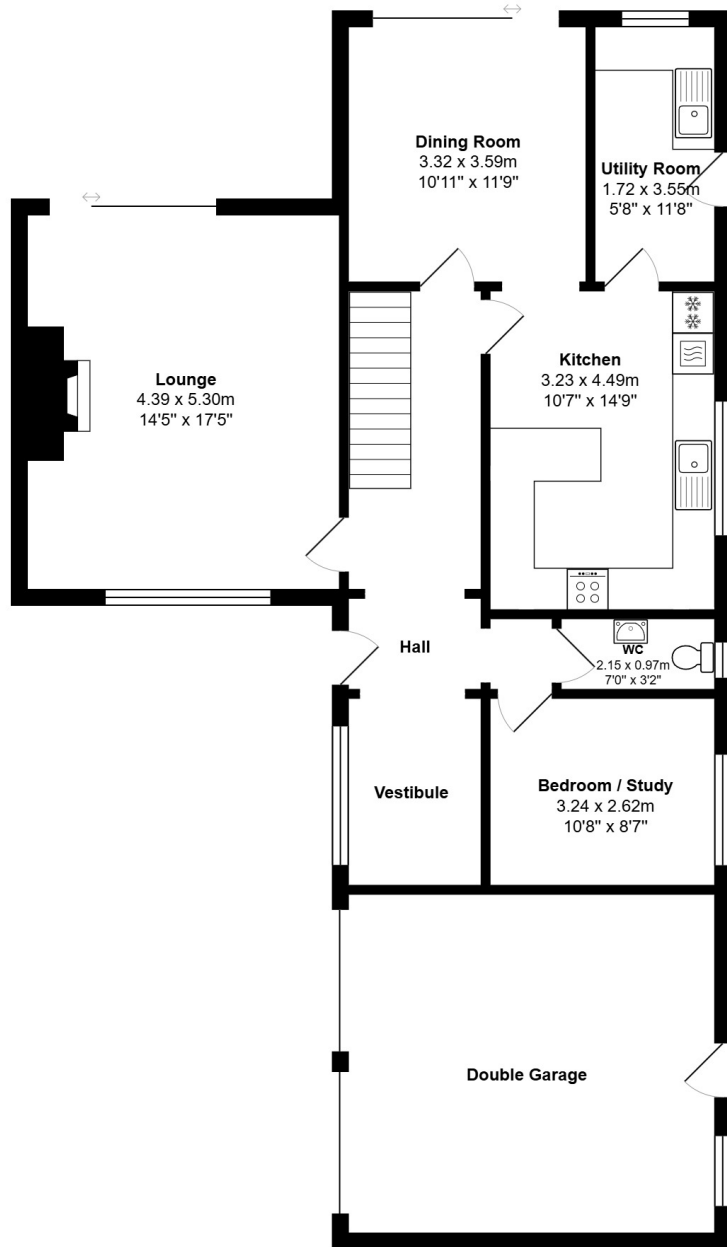


Garden

66 Lochside Road



Floorplan



Directions

Travel to Bridge of Don via King Street and onto Ellon Road. At the second roundabout take the first exit onto The Parkway and turn right into Denmore Park, just ahead of the next roundabout. At the junction turn left onto Lochside Road and following the road round where number 66 is located on the left hand side of the road.

Location

Denmore Park is an exclusive development set within mature woodland in the popular suburb of Bridge of Don, located close to a wealth of excellent amenities including supermarkets, primary and secondary schools, numerous leisure and sporting activities, and public transport facilities. At the heart of the development is an established residents' clubhouse with bar and function suite, squash and tennis courts run by an active committee. Wooded areas with footpaths surround the development offering pleasant walks and a natural haven for local wildlife.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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