



13 Links Road,
Bridge of Don, Aberdeen, AB23 8DD

**ledingham
chalmers**
estate agency



Lounge



Conservatory



Kitchen/Diner

Two bedroom semi-detached dwelling house

- Fantastic location
- Two spacious Public Rooms
- Ground floor Bedroom and Bathroom
- Driveway and sizeable rear Garden
- Second Bedroom upstairs in Attic Room
- Fully-fitted Kitchen/Diner



Two beds.



One bathroom.



Two public rooms.

Situated in a quiet location within Bridge of Don, mere moments from the prestigious Royal Aberdeen Golf Club, we are delighted to offer for sale this two bedroom, semi-detached dwellinghouse.

Within walking distance of the stunning Aberdeen beach, the property spans two floors and is well proportioned throughout, boasting the modern conveniences of both gas central heating and double glazed windows.

The property benefits from a charming cottage-style, with entry to the property discreetly located to the side. The entrance vestibule offers an extra level of privacy to the home before flowing into the hallway, which provides good storage within the shelved storage cupboard.

Located to the rear, the spacious lounge has a delightful coal effect feature fireplace set on a marble hearth with wooden mantle nestled into the corner of the room, with a wealth of space available for a range of living furniture.

Sliding patio doors lead to the sun room which offers stunning views over the fully enclosed rear garden, this versatile space could be also used as a dining area depending on personal requirements. Effortlessly bright from the natural flow of light via the glazed windows, access to the rear garden is also available via the patio doors.

The kitchen is located off the hallway and is fitted with a range of a range of base and wall units with complimenting worktops and tiled splashback and incorporates numerous appliances including gas hob, electric oven with extractor fan above, washing machine and fridge/freezer, all of which are included within the sale price. Ample space is also available here for dining.



Hallway



Bedroom



Bedroom

The bedroom is an exceptionally spacious double, situated at the front with space available for a variety of free standing furniture. A charming accent of this room is the tiled fireplace which offers a lovely focal point to the room.

A box room is located to the side of the property and would be an ideal office space for those working from home.

The ground floor accommodation is completed by the fully tiled bathroom comprising white three piece suite including bath with mains powered shower over, WC and sink pedestal with wall mounted medicine cabinet above.

A stairwell leads to the attic floor this would make a fantastic and spacious second bedroom. Light flows freely via the Velux windows and variety of built-in storage is available within the eaves.

Externally, there is a driveway to the front providing off street parking for two cars, with the low maintenance garden to front laid in stone chips and peppered with mature bushes and shrubs.

To the rear is the fully enclosed rear garden with artificial lawn for ease of maintenance and a lovely patio area. A cobbled pathway leads beyond the lawn where bursts of colour are offered via the trees, bushes and flower beds which change with each season.



Bathroom

Accommodation

Lounge	12'3" x 13'3"	3.73m x 4.04m
Conservatory	11'10" x 9'5"	3.61m x 2.87m
Kitchen/Diner	8'6" x 9'11"	2.59m x 3.02m
Bedroom	12'4" x 12'11"	3.76m x 3.94m
Bathroom	8'6" x 4'5"	2.59m x 1.35m
Box Room	5'2" x 6'10"	1.58m x 2.08m
Attic Room	13'7" x 14'0"	4.14m x 4.27m



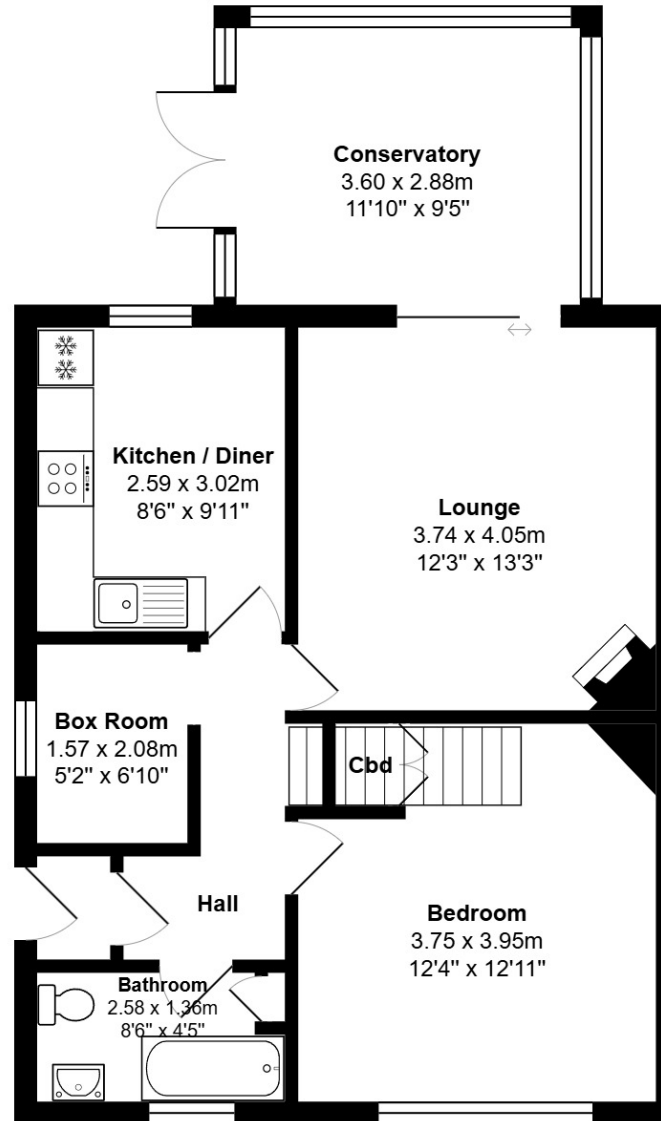
Attic Room



Garden

Floorplan

13 Links Road



Directions

Travelling from Aberdeen city centre via King Street proceed over the Bridge of Don onto Ellon Road and take the first right onto Links Road following the road to the left and the property is located on the left hand side.

Location

Links Road is situated on the edge of the ever popular suburb of Bridge of Don which lies to the north of the city. The property is ideally placed for the city centre and the AWPR which are both only some 10 minutes' drive away, and regular public transport is also readily available. The subjects enjoy easy access to the business centres to the north of the city, Dyce Airport and the hospital complex at Foresterhill is within easy travelling distance. A number of local shops and restaurants are within walking distance. It is conveniently located adjacent to the Don estuary & beach and the Royal Aberdeen Golf Club. Worthy of note are the walks along the River Don to Brig of Balgownie and the lovely coastal walks on the doorstep. The property is also within walking distance of Aberdeen University and an excellent choice of primary and secondary schools is provided for nearby.

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.