



47 Shielhill Crescent,
Bridge of Don, Aberdeen, AB23 8FN

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Bedroom

Three bedroom semi-detached dwellinghouse with double garage

- Move in ready semi-detached dwelling in a popular area
- Double Garage with two further Allocated Parking Spaces
- Enclosed Garden with lawn and composite decking
- Stylish Kitchen with space for dining
- Beautiful Lounge / Dining Room with dual aspect
- Three excellent sized Bedrooms



Three beds.



Two bathrooms.



One public room.

Situated in the sought-after residential area of Bridge of Don, we are thrilled to present for sale this beautifully maintained three bedroom semi-detached dwellinghouse.

Finished in contemporary tones throughout, this home has been maintained to a high standard, featuring the modern comforts of gas central heating, double glazing and generous storage throughout.

As you enter the property, the welcoming vestibule leads to a spacious lounge which is bathed in natural light from the large windows to the front and side of the property. This beautiful room is decorated in neutral tones with the floor coverings split between karndean flooring and carpet and the bioethanol fireplace is a fantastic addition to this warm and inviting space. The spacious dimensions offers ample space for a variety of furniture arrangements to suit your needs.

The stylish dining kitchen, accessible from the lounge, is fitted with a sleek and modern range of base, wall, and drawer units with co-ordinating quality work surfaces, a range of integrated Smeg appliances and there is a superb pantry offering further storage. This space also provides plenty of room for dining furniture, making it perfect for both everyday meals and entertaining guests. A practical utility room sits just off the kitchen, offering additional cabinetry and space for laundry appliances. The convenient WC, fitted with a pristine white two-piece suite, is accessed from the utility room.



En Suite



Bedroom



Bedroom

Ascending the contemporary staircase with beautiful runner, you will find an extensive hallway which offers generous built-in storage and space for display furniture or a desk and chair if desired for those who work from home.

The generously sized main bedroom is of considerable size, complete with two double wardrobes and a stylish en-suite shower room. The property is further enhanced by two additional well-proportioned bedrooms, both with built-in storage and complete with neutral decor and complimenting carpeting.

The family bathroom, finished with a white three-piece suite and a shower over the bath, completes the upper-level accommodation.

The fully enclosed garden is mainly laid to lawn and finished with a charming composite decking area with pergola above. The double garage is accessible via the garden and there are two off-street parking spaces accessed via a gate from the rear garden ensuring adequate parking for multiple vehicles.

Internal viewing is highly recommended to fully appreciate the spacious accommodation and quality this home has to offer.



Bathroom

Accommodation

Entrance Vestibule	5'0" x 6'0"	1.52m x 1.83m
Lounge	17'3" x 24'11"	5.26m x 7.6m
Kitchen / Diner	13'1" x 18'2"	3.99m x 5.54m
Utility Room	10'5" x 6'2"	3.18m x 1.88m
WC	5'6" x 6'2"	1.68m x 1.88m
Bedroom	13'6" x 12'3"	4.12m x 3.73m
En Suite	6'11" x 12'2"	2.11m x 3.71m
Bedroom	9'5" x 11'5"	2.87m x 3.48m
Bedroom	9'5" x 11'1"	2.87m x 3.38m
Bathroom	6'1" x 9'10"	1.85m x 3m



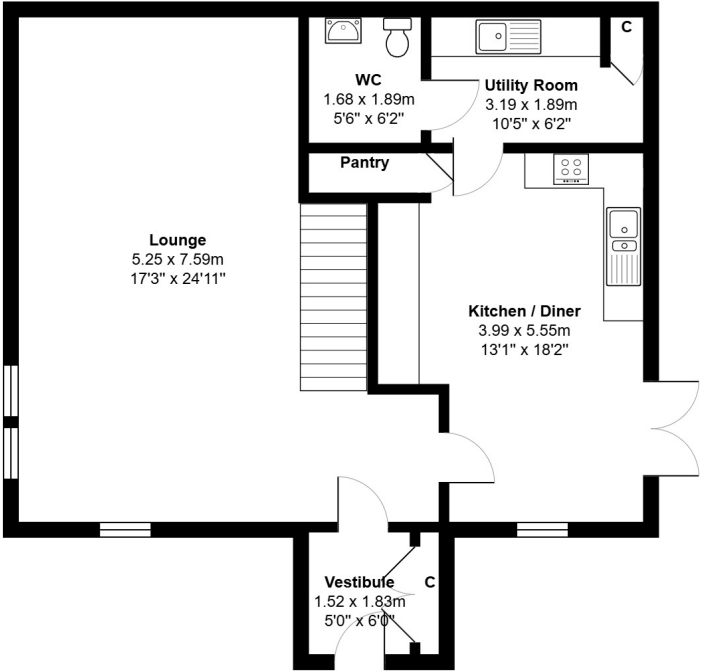
Rear Garden



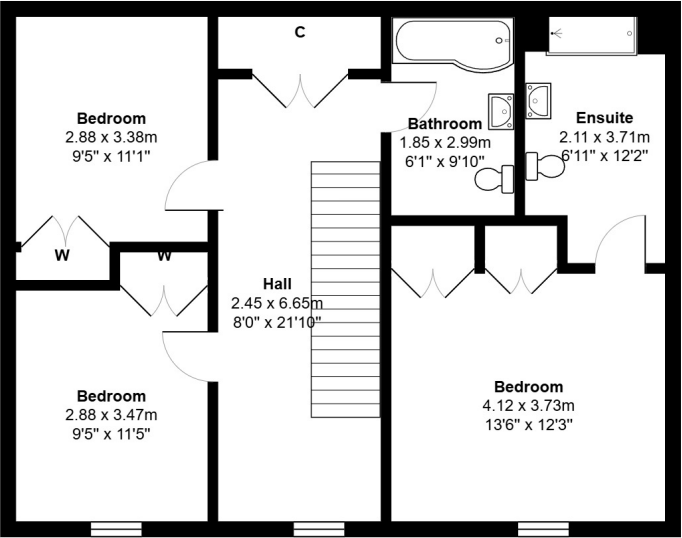
Double Garage

Floorplan

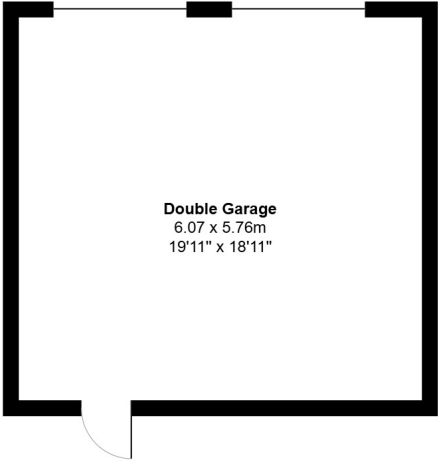
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Ground Floor



First Floor



Directions

From the old AECC roundabout, continue ahead on the Ellon Road to the next roundabout, taking the first exit as signposted for Potterton. Continue ahead taking the second left and following sign for the Dubford development. On entering the development, follow the road round and turn right on Shielhill Avenue.

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, M&S Foodhall, 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, Dyce and around the City with easy access by the AWPR.

Arrange a viewing

Viewing By appointment telephone 07843 254994 or 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.