



52 Jesmond Avenue North,
Bridge of Don, Aberdeen, AB22 8WL

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chalmers**
estate agency



Porch



Lounge / Dining Room



Lounge / Dining Room

Two bedroom terraced dwellinghouse

- Bright and welcoming Porch
- Lounge / Dining Room on open plan aspect
- Stylish Kitchen with all appliances included in sale
- Two good sized Double Bedrooms with ample storage
- Sleek Bathroom Suite on ground floor level
- Enclosed Garden to rear



Two beds.



One bathroom.



One public room.

Enjoying a quiet location within the popular suburb of Bridge of Don, we offer for sale this deceptively spacious two bedroom end terraced dwellinghouse with residents parking.

The property has been exceptionally well maintained throughout and provides light and airy accommodation spanning two floors. Externally, there is a garden area to the front and a fully enclosed low maintenance garden to the rear.

A bright entrance porch is glazed on three sides and leads to the reception hall. A built-in storage cupboard provides excellent storage facilities and there is a further walk-in cupboard which could easily be utilised as an office/study due to the size of the space.

A well proportioned lounge/dining room features windows on two aspects, allowing ample natural light into the room. The room is decorated in tasteful neutral tones with complimenting carpeting and there is ample space for a range of furnishings including a dining table and chairs.

The sleek kitchen is generous in size and fitted with a wide range of wall and base units with co-ordinating work surfaces with extensive splash back tiling and stainless steel sink with mixer tap and drainer. The integrated and freestanding appliances will be included in the sale. A window allows pleasant views over the garden and a door provides direct access out to the rear.



Lounge / Dining Room



Kitchen



Bathroom

The stylish bathroom completes the ground floor accommodation and is fitted with a WC, wash hand basin set into vanity unit, bath with shower over and finished with tiled walls.

From the hallway, a carpeted staircase with wooden balustrade leads to the upper floor. The landing provides access to both bedrooms and a fitted cupboard on the landing which houses the central heating boiler.

There are two generous double bedroom overlooking the front of the property and benefiting from two double fitted wardrobes providing excellent storage. Both rooms are decorated in neutral tones with quality carpeting and allow further space for a range of bedroom furniture as desired.

Early viewing is highly recommended to appreciate the fantastic location on offer.



Bedroom

Accommodation

Lounge / Diner	10'11" x 22'1"	3.33m x 6.73m
Kitchen	15'3" x 8'10"	4.65m x 2.69m
Bathroom	6'1" x 6'0"	1.85m x 1.83m
Bedroom	10'11" x 13'11"	3.33m x 4.24m
Bedroom	8'9" x 13'11"	2.67m x 4.24m



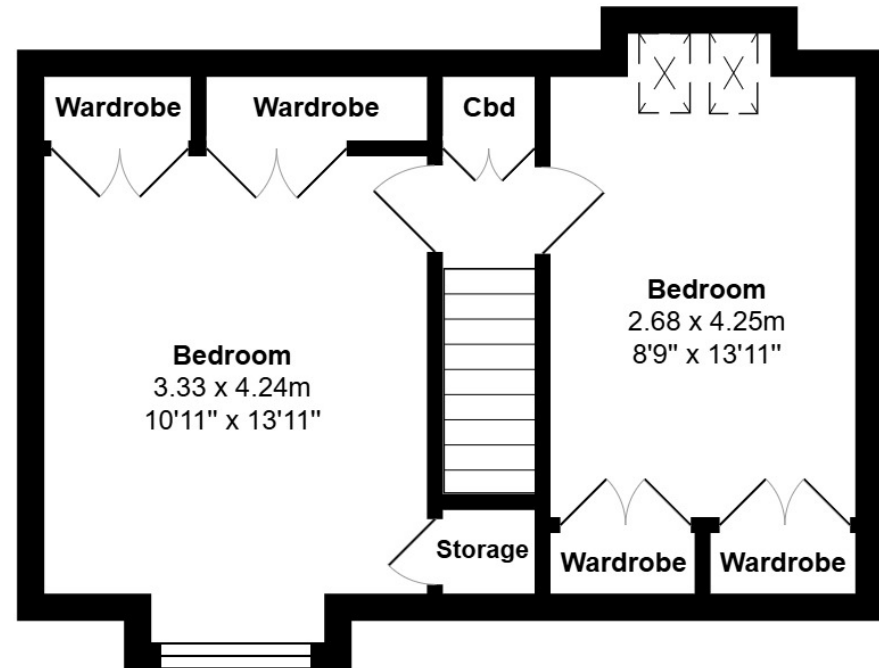
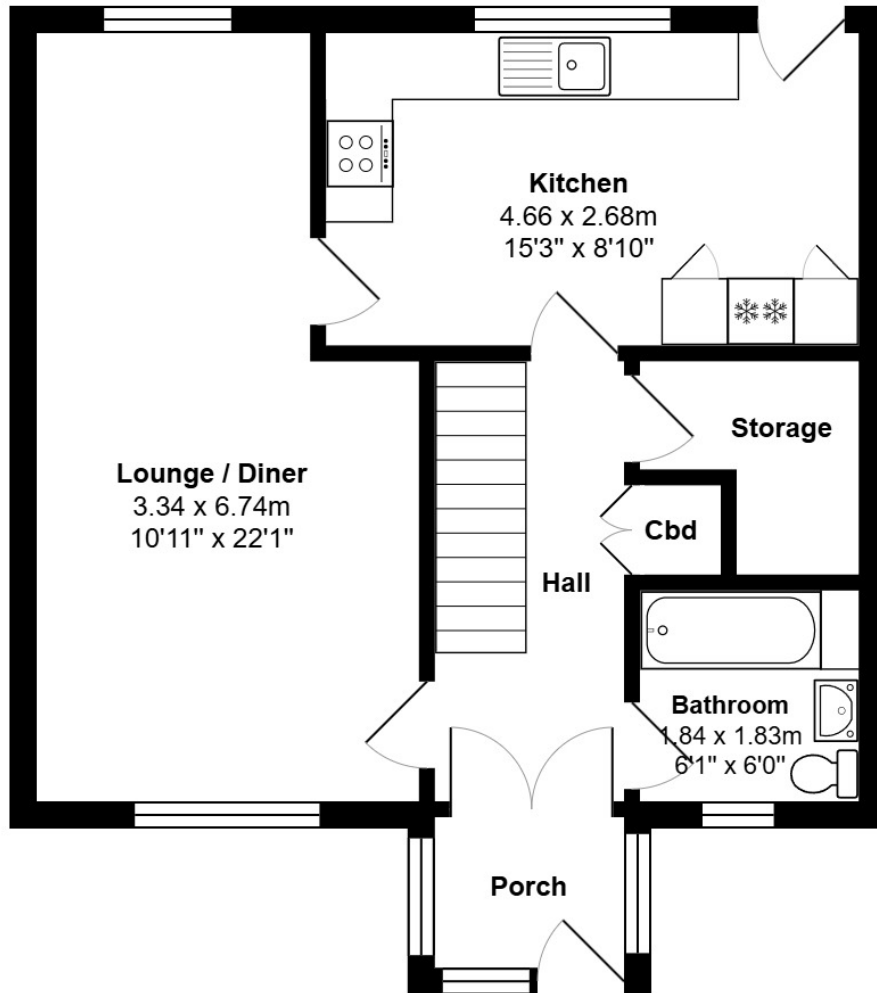
Bedroom



Rear Garden

Floorplan

52 Jesmond Avenue North



Directions

From the Persley roundabout continue onto the Parkway and at the roundabout turn left onto Whitestripes Avenue, turn right into Valentine Road and left into Jesmond Avenue North.

Location

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academy. There are ample shopping, sports and recreational facilities along with numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Aberdeen Airport are close at hand.

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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