



**21 Cameron Street,**  
Bridge of Don, Aberdeen, AB23 8QB

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen



Bedroom

## Four bedroom semi-detached dwellinghouse with garage

- Beautifully maintained Gardens to front and rear
- Extensive Driveway leading to single Garage
- Light and airy Kitchen with appliances included
- Elegant Lounge with front facing aspect
- Dining Room with pleasant views over Rear Garden
- Four excellent sized Bedrooms



Four beds.



One bathroom.



Two public rooms.

**Located in a sought after residential area within Bridge of Don, we are delighted to present for sale this generous four bedroom semi-detached dwellinghouse with garage.**

Enjoying the comforts of gas central heating and double glazing, the property is well positioned for local amenities, schools, shops and transport facilities and would be an ideal purchase for first time buyers or the growing family.

Upon entering the property, the entrance vestibule leads to the open hallway which is laid in carpet and leads to all internal accommodation.

The light and airy kitchen is fitted with a range of base and wall mounted units with contrasting work tops incorporating stainless steel sink and drainer, electric hob and a variety of appliances, all of which are to be included as part of the sale.

The elegant lounge boasts excellent proportions and features a large picture window overlooking the front, allowing natural light to flood the room. This most spacious room provides ample space for a range of soft furnishings and is fitted with a lovely feature fireplace.

There is a double bedroom located on the ground floor which is laid in carpet and boasts a peaceful aspect to the rear with a large window overlooking the garden. The room is equipped with ample fitted storage including over bed storage and built-in wardrobes, drawers and vanity desk.

The family bathroom is fitted with a three piece suite incorporating a bath with shower over, WC and wash hand basin. The room is finished with part tiled walls and opaque window.



Bathroom



Dining Room



Bedroom



Bedroom

The dining room again enjoys a lovely outlook over the rear garden and allows space for a large dining table and chairs, creating an ideal space for entertaining. A hard wood staircase from the dining room leads to the upper floor.

Completing the accommodation, there are three good sized bedrooms on the first floor, two of which benefit from built in storage and all rooms offer space for multiple items of freestanding furniture.

Externally, the front garden is laid in lawn with colourful plants, shrubs and trees in the borders. An extensive driveway to the side provides off street parking for multiple cars and leads to a single garage with up and over door.

The rear garden is on two levels, boasting a paved patio area with steps leading up to an area of lawn with shrubs and plants in the borders. The greenhouse and summerhouse are to remain and will be included as part of the sale.

Internal viewing of this property is highly recommended to fully appreciate the size of accommodation on offer.

## Accommodation

Lounge	15'11" x 12'2"	4.85m x 3.71m
Kitchen	11'1" x 9'3"	3.38m x 2.82m
Dining Room	9'8" x 8'7"	2.95m x 2.62m
Bathroom	6'8" x 7'0"	2.03m x 2.13m
Bedroom	6'9" x 3'7"	2.06m x 1.09m
Bedroom	9'10" x 19'0"	3m x 5.79m
Bedroom	11'7" x 10'4"	3.53m x 3.15m
Bedroom	8'11" x 7'11"	2.72m x 2.41m
Garage	8'11" x 19'5"	2.72m x 5.92m



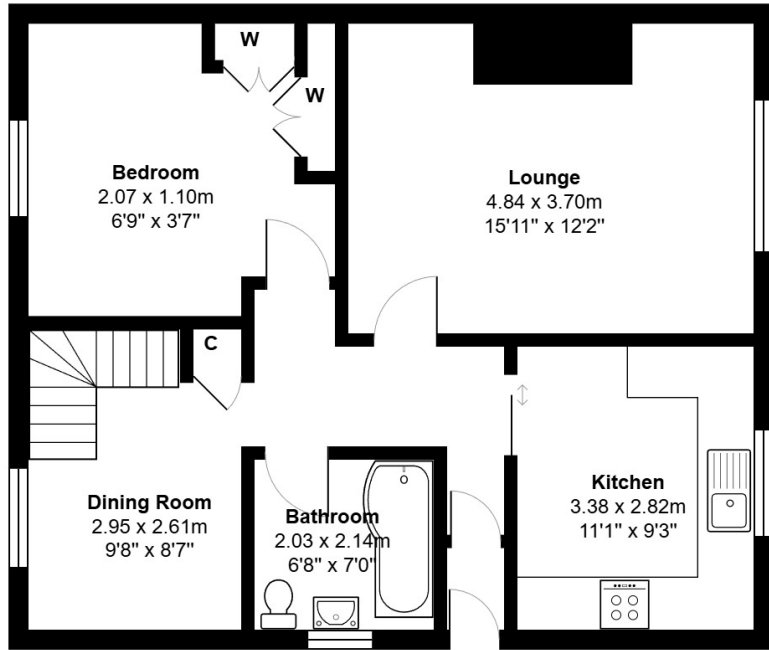
Bedroom



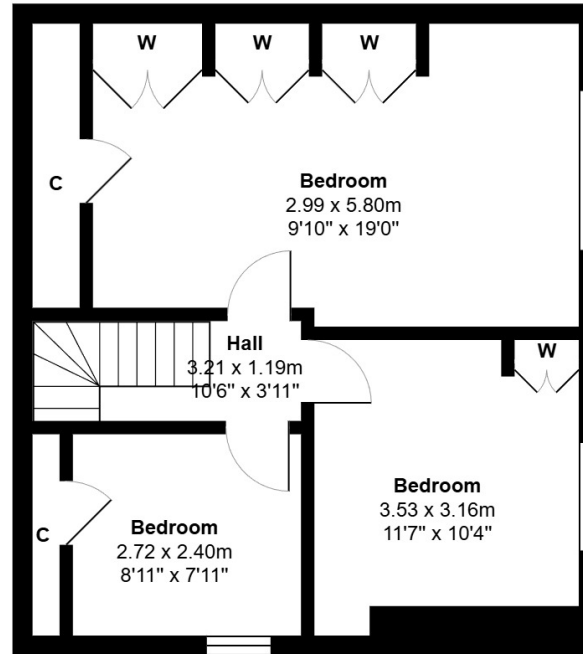
Rear Garden

# Floorplan

21 Cameron Street



Ground Floor



First Floor

## Directions

Travelling to Bridge of Don via King Street and Ellon Road, take the first exit at the first roundabout onto Scotstown Road. Continue along the road passing a row of shops on the left-hand side and proceed up the hill and turn right into Cameron Street.

## Location

Bridge of Don is a popular, expanding residential area situated some four miles from the centre of Aberdeen. The area is well served by Primary and Secondary Schools and shopping facilities. Most parts of Aberdeen City are readily accessible by a variety of arterial routes and the location is particularly 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 arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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