



33 Ellon Road,
Bridge of Don, Aberdeen, AB23 8ET

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chalmers**
estate agency



Lounge



Family Room



Kitchen / Diner

Immaculately presented, three bedroom family home with large driveway and garden

- Immaculately presented throughout
- Two spacious public rooms
- Stylish, fully fitted dining Kitchen with Utility
- Three well-proportioned Double Bedrooms
- Sizeable rear Garden with patio and lawn area
- Driveway to the front suitable for three vehicles



Three beds.



Two bathrooms.



Two public rooms.

Situated within an established residential area, we are delighted to present for sale this three bedroom semi-detached dwellinghouse which has been comprehensively upgraded and modernised to a high standard.

This immaculately presented property will undoubtedly represent an excellent purchase for the discerning buyer wishing to acquire a quality established family home with the property enjoying the benefits of gas central heating, double glazing, a beautifully appointed fitted kitchen with integrated appliances and upgraded shower rooms downstairs and upstairs.

Upon entering this fantastic family home, you are immediately welcomed into the spacious vestibule which is flooded with natural light by two large windows to the front and side, this also adds a further layer of privacy to the home and provides access to the main hallway which houses a useful under stair cupboard.

The beautiful lounge is located to the front of the property this lovely cosy living space is ideal for relaxing or entertaining and further benefits from fresh decor, new carpet and a large bay window allowing a good ingress of natural light.

A superb addition to this property is the family room, accessed via the main hallway or by double double doors from the lounge which can be fully opened to enjoy open plan living. The room has been decorated in calming neutral tones with working coal fireplace, this creates a lovely focal point to the room.



Kitchen / Diner



Bedroom



Bedroom



Bedroom

To the rear, the home opens into a bright open-plan kitchen/diner, featuring a modern white gloss kitchen with contemporary fittings and ample storage, creating a stylish and functional heart of the home. The kitchen is fully equipped and is complemented by a utility area, offering additional space for appliances.

Completing the ground floor accommodation is the modern shower room comprising fully enclosed shower, WC and wash hand basin.

A staircase which benefits from a deep eaves storage cupboard leads to the upper floor accommodation where you will find all three bedrooms and the family shower room. There is also a hatch with access to the loft space.

There are three excellent sized bedrooms, all decorated in neutral tones with complimenting carpet and offering space for a variety of bedroom furniture. Two of the bedrooms benefit from built in wardrobes.

The shower room has been fully renovated, featuring a large walk in shower, wc and wash hand basin.

Externally, a driveway to the front provides off street parking for three cars. The spacious rear garden has been thoughtfully designed for both relaxation and entertaining, it features a paved patio perfect for al fresco dining, and a generous lawn providing excellent space for children and pets alike.

Early viewing is highly recommended to appreciate the level of accommodation on offer.

Accommodation

Porch	7'1" x 5'9"	2.16m x 1.75m
Lounge	13'3" x 15'9"	4.04m x 4.8m
Family Room	12'7" x 12'4"	3.84m x 3.76m
Kitchen / Diner	20'9" x 9'3"	6.33m x 2.82m
Utility Room	7'9" x 4'10"	2.36m x 1.47m
Shower Room	7'9" x 6'3"	2.36m x 1.91m
Bedroom	10'8" x 10'0"	3.25m x 3.05m
Bedroom	9'8" x 11'5"	2.95m x 3.48m
Bedroom	6'8" x 8'11"	2.03m x 2.72m
Shower Room	5'11" x 11'5"	1.8m x 3.48m

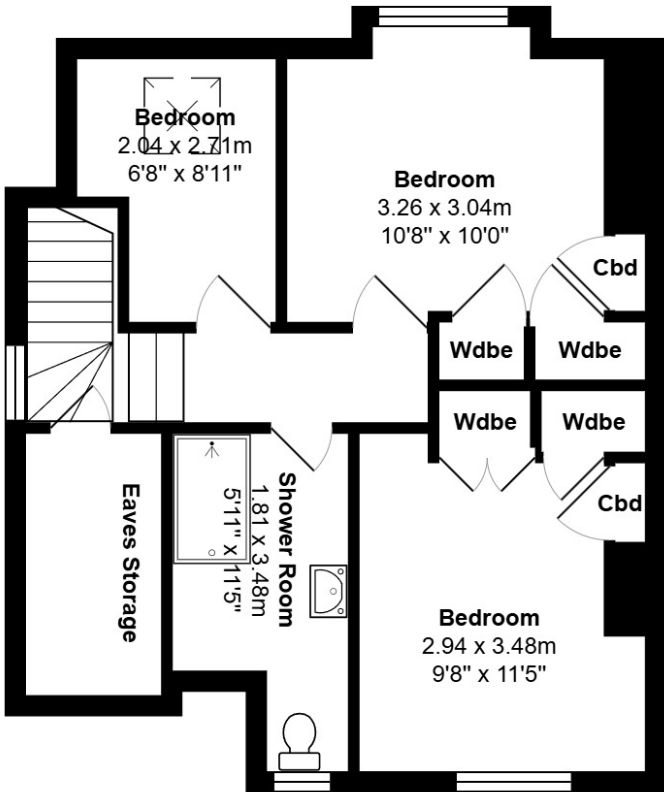
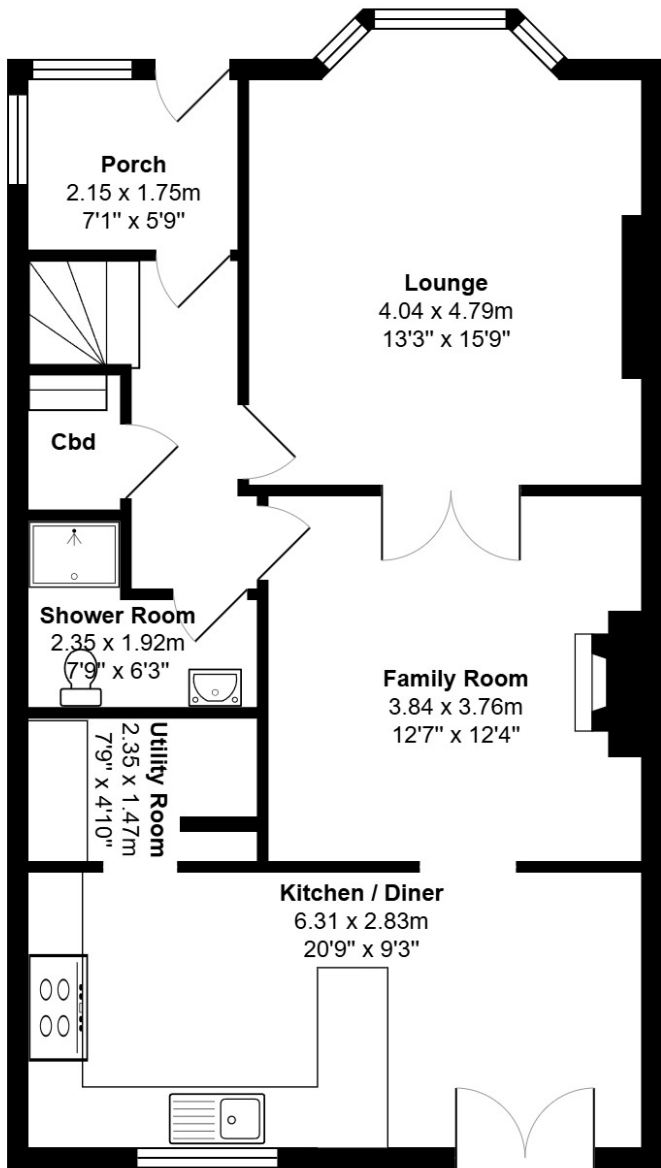


Shower Room



Rear Garden

Floorplan 33 Ellon Road



Directions

Travelling from Union Street continue onto King Street, proceed over the Bridge of Don, straight through the first set of traffic lights, at the Balgownie Crescent opening on your left there is a slip road straight ahead, carry on up this slip road and number 33 is the second house on your left past the shops.

Location

Bridge of Don is located to the north side of Aberdeen, linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of Primary and Secondary schooling, a wide range of shops including an ASDA supermarket, Doctor Surgery, Dentist and Leisure Centre immediately nearby, with a Tesco at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and office complexes at Bridge of Don, Dyce and Aberdeen Airport, with easy access to the south of the city via the AWPR.

Arrange a viewing

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.