



34 Cloverhill Crescent,
Bridge of Don, Aberdeen, AB22 8RQ

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**34 Cloverhill Crescent,
Bridge of Don, Aberdeen, AB22 8RQ**

**Well-presented, two bedroom ground floor
flat**

- Fantastic location, close to local amenities
- Freshly painted throughout
- Bright Lounge
- Fully fitted Kitchen
- Two spacious Bedrooms
- Ample storage options throughout



Two beds.



One bathroom.



One public room.

Situated within the popular residential area of Bridge of Don, we offer for sale this spacious, two bedroom, ground floor flat which offers well proportioned accommodation, ideal for a first time buyer or buy to let investor.

The accommodation is firstly entered to the welcoming hallway which features a large storage cupboard.

The lounge is a spacious room with large window which floods the room with natural light. Ample space is afforded for a variety of free standing furniture as desired.

The kitchen is fitted with a wide range of wood effect base and wall units with complimenting work surfaces and useful breakfast bar. All white goods will be included within the sale. A fantastic feature of this kitchen is the utility cupboard, pantry cupboard and further single storage.

There are two generously proportioned bedrooms, both offer ample space for free-standing furniture and are decorated in fresh tones.

Completing the home is the bathroom comprising shower over bath and WC and wash hand basin nestled within a vanity unit which provides further added storage options.

The communal hallway is well maintained and also features a further large storage cupboard.

The property has been freshly painted throughout allowing any discerning purchaser to move in at the utmost of ease.

To the rear of the property there is a shared drying green.

Early viewing is highly recommended to fully appreciate what this property has to offer.



Bedroom



Bedroom

Accommodation and plans

Lounge	14'8" x 11'11"	4.47m x 3.63m
Kitchen	11'10" x 8'9"	3.61m x 2.67m
Bedroom	13'8" x 8'4"	4.17m x 2.54m
Bedroom	10'8" x 12'6"	3.25m x 3.81m
Bathroom	5'10" x 6'10"	1.78m x 2.08m

Directions

Travelling down Balgownie Road turn left into Bodachra then first right into Harehill Road. Take a first right into Cloverhill Crescent. The property is situated round the Crescent on the right hand side.

Location

The property is ideally situated for the leisure and shopping facilities within the Bridge of Don area with Braehead Primary School and Bridge of Don Academy within easy walking distance. Braehead Shopping Centre is located nearby and the Superstores of Asda and Tesco are a short drive away. The property is within easy commuting distance of the industrial estates of Bridge of Don and Dyce and there is a regular public bus service operating to and from the City Centre.

Arrange a viewing

Contact us

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1. *See* *supra* note 1, at 100.

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.

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