



11 Corunna Grove,
Bridge of Don, Aberdeen, AB23 8FA

ledingham
chalmers
estate agency



Dining Room



Kitchen



Hallway

Four bedroom terraced townhouse

- Beautiful views across the golf course and sea
- Generous living accommodation throughout
- Stylish Kitchen / Diner with patio doors to rear
- Sizeable Garden to rear leading to Driveway / Garage
- Bright and airy Lounge with pleasant views
- Four excellent sized Bedrooms



Four beds.



Two bathrooms.



Two public rooms.

Enjoying a peaceful setting within the grounds of the former Gordon Barracks in Bridge of Don, we have the pleasure in offering for sale this executive four bedroom home.

The property enjoys a unique location surrounded by an abundance of green space, the modern comforts of gas central heating, double glazing and provides spacious family accommodation set over three floors which has been extremely well maintained and upgraded by the current owners.

Upon entering, the welcoming vestibule sets the tone of this impressive property and leads through to the hallway. The elegant dining room is situated to the front of the property featuring ample space for a range of free standing furniture and could easily be utilised as a fifth bedroom. Sure to be the hub of the home is the modern dining kitchen featuring wall, base and drawer units with a range of quality integrated appliances and a larder cupboard offering great storage space. Ample space for dining furniture is available featuring patio doors opening out onto the rear garden. Completing the ground floor is the cloakroom toilet fitted with a white two piece suite and a convenient utility cupboard offering space for free standing laundry appliances.



Lounge



Bedroom



Bedroom



Bedroom

The staircase ascends up the first floor with an impressive landing providing access to the remaining accommodation. The beautiful lounge is situated to the rear of the property and enjoys two large windows providing open views over the golf course and the sea beyond and allowing natural light to flood through. The tranquil main bedroom boasts built in wardrobe space and a lovely en suite fitted with a white two piece suite and modern shower cubicle.

The second floor completes this lovely home and boasts three spacious bedrooms, two of which enjoy sea views and all bedrooms benefiting from fitted wardrobe space. Finishing off this property is the family bathroom which is fitted with a white three piece suite incorporating a shower over the bath.

Externally, the front garden is mainly laid to lawn and enjoys open views over Silverburn Square. To the rear the driveway offers off street car parking and leads to the single garage. The fully enclosed rear garden is mainly laid to lawn and offers a great space in which to enjoy the summer months.

Accommodation

Entrance Hall	4'10" x 8'2"	1.47m x 2.49m
Family / Dining Room	11'8" x 12'6"	3.56m x 3.81m
Hallway	17'0" x 7'3"	5.18m x 2.21m
WC	9'10" x 4'1"	3m x 1.24m
Kitchen / Diner	17'0" x 10'4"	5.18m x 3.15m
Hallway	17'6" x 7'4"	5.34m x 2.24m
Bedroom	15'1" x 13'4"	4.6m x 4.07m
En Suite	7'0" x 8'1"	2.13m x 2.46m
Lounge	17'6" x 13'9"	5.34m x 4.19m
Hallway	10'6" x 8'2"	3.2m x 2.49m
Bedroom	15'2" x 13'4"	4.62m x 4.07m
Bathroom	6'3" x 8'10"	1.91m x 2.69m
Bedroom	10'6" x 10'11"	3.2m x 3.33m
Bedroom	6'3" x 15'1"	1.91m x 4.6m



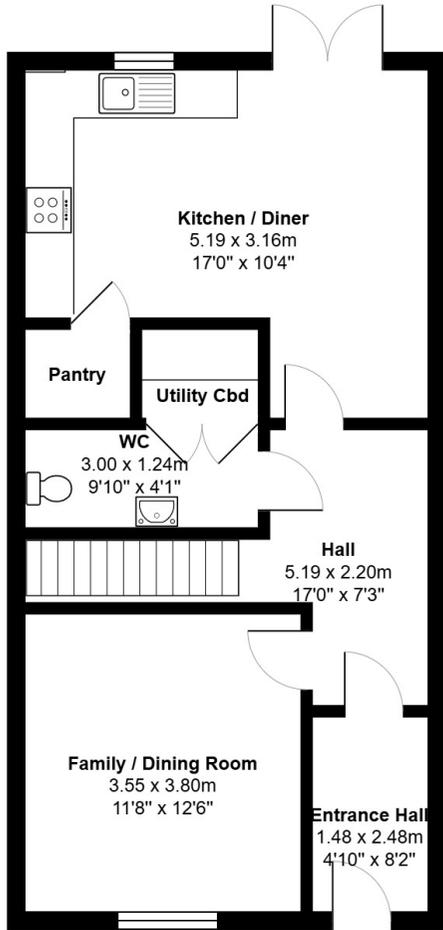
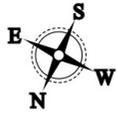
Driveway / Garage



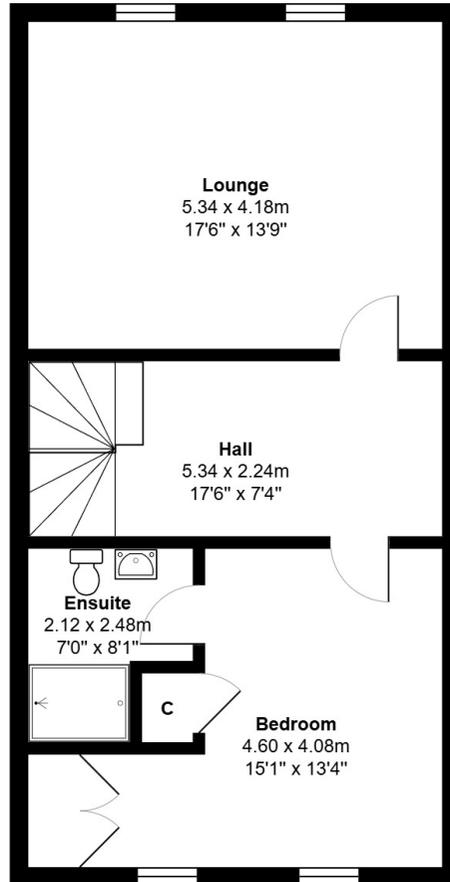
Rear Garden

Floorplan

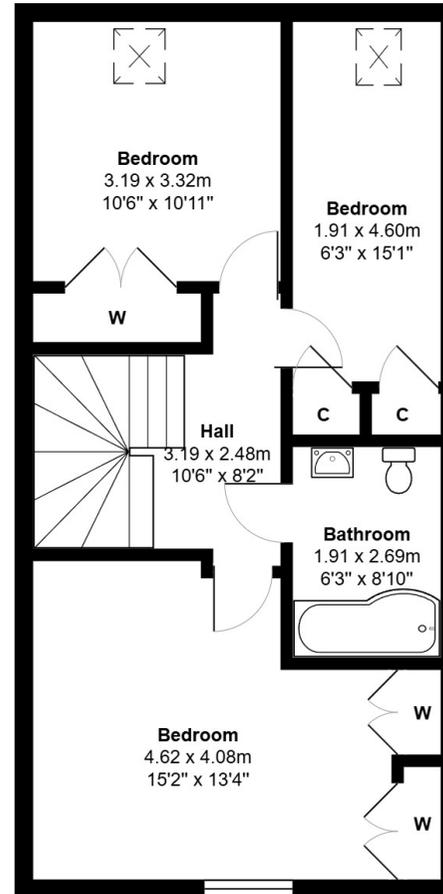
11 Corunna Grove



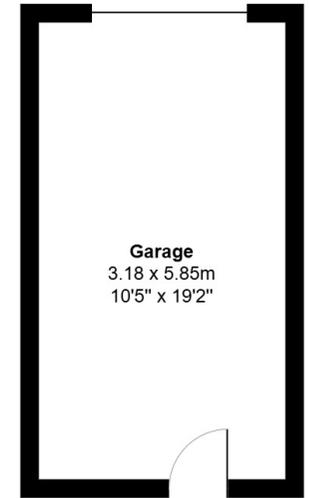
Ground Floor



First Floor



Second Floor



Garage

Directions

From Union Street, turn onto King Street and travel along crossing over the Bridge of Don onto Ellon Road. Continue to the first roundabout, turn right and head back towards the City. Take the first turning on the left onto Corunna Road and then second right onto Corunna Grove. Take the first left and the property is located on the right hand side.

Location

Corunna Grove is situated within the redevelopment of the former Military Barracks within an environment which offers an unusually high degree of privacy and open space. 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 Academies. There are ample shopping, sports and recreational facilities. There are also numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance.

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 appointment telephone 07967 315677 or by arrangement with Ledingham Chalmers on 01224 632500

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