



6 Ardross Street,
Grandhome, Bridge of Don, Aberdeen AB22 9AL

**ledingham
chalmers**
estate agency



Lounge



Dining Kitchen



Dining Kitchen

Two bedroom semi-detached bungalow

- Move-in ready accommodation, all on one level
- Two exclusive Parking Spaces at rear, one with Car Port
- Bright and airy Lounge on open plan with Kitchen / Diner
- Two well proportioned Double Bedrooms with storage
- Luxurious Shower Room with walk-in shower
- Fully enclosed, well maintained Garden to rear



Two beds.



One bathroom.



One public room.

We are pleased to offer for sale this delightful two bedroom semi-detached bungalow, situated within the Grandhome Development in Bridge of Don.

This beautiful bungalow has been finished to an exceptionally high standard with attractive neutral décor, full double glazing, gas central heating, a well-cared for, fully enclosed rear garden and two exclusive spaces, one with a car port located to the rear of the property.

A welcoming entrance hallway provides access to all accommodation, with side windows allowing natural light. There is ample storage by the built-in storage cupboard with double oak doors and a hatch provides access to the loft space.

The lounge is a lovely bright and airy space on open plan with the kitchen/dining area. There is ample space for a range of soft furnishings and patio doors provide direct access to the rear garden.

Following on from the lounge the stunning, fully fitted kitchen has been kitted out with an extensive range of wall and base units providing ample storage and worktop space along with contrasting worktops, sink and drainer unit, fitted hob, chimney style extractor fan, built in microwave, grill and oven and integral fridge and freezer.

The dining area has ample space for dining along with a fitted cupboard housing the boiler.



Bedroom



Bedroom



Shower room



Hallway

The first double bedroom is spacious and freshly decorated, overlooking the front of the property and boasting wall to wall fitted wardrobes with sliding doors providing a variety of shelving and hanging space.

The second bedroom is another good sized double bedroom also overlooking the front of the property. The room boasts neutral decor with feature wall and fitted wardrobes with sliding doors providing shelving and hanging space.

The luxurious shower room has been fitted with a three-piece suite comprising WC, free standing wash hand basin and a large, fully tiled walk-in shower enclosure, large wall mirror, oak fronted bathroom cabinet.

There is ample on street parking directly outside the front of the property. There are two exclusive car parking spaces at the rear, one with a car port.

The rear garden is fully enclosed and has a lovely open outlook. The garden is laid to lawn with a patio area ideal for alfresco dining. There are an abundance of colourful plants and shrubs in the borders and the garden has been well maintained by the current owner.

The property is enhanced further by solar panels which are fitted to the roof and helps reduce the electricity running costs of the home.

Early viewing is highly recommended to appreciate the quality and finish of this move-in ready bungalow.

Accommodation

Lounge	14'2" x 11'8"	4.32m x 3.56m
Dining Kitchen	10'1" x 18'6"	3.07m x 5.64m
Bedroom	10'0" x 10'3"	3.05m x 3.12m
Bedroom	9'1" x 10'3"	2.77m x 3.12m
Bathroom	6'10" x 7'2"	2.08m x 2.18m



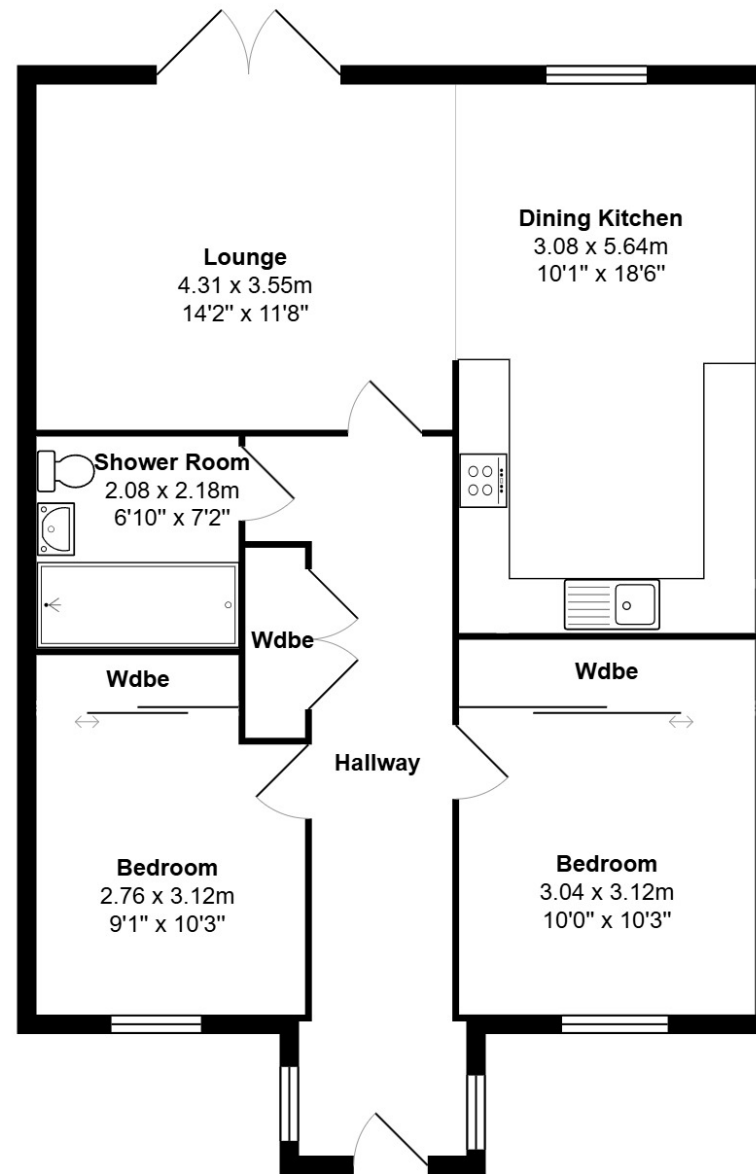
Rear Garden



Car Port

Floorplan

6 Ardross Street



Directions

From the city centre, join King Street on its north side and continue out to the Bridge Of Don. At the roundabout of the old Aberdeen Exhibition & Conference Centre site, turn left onto The Parkway. At the second roundabout, turn right onto Whitestripes Avenue. The Grandhome Development is on the left.

Location

Grandhome is a highly regarded residential address in Bridge of Don, situated approximately four miles north of Aberdeen city centre. Designed with lifestyle at its core, the development embraces the concept of walkable communities, blending beautifully designed homes with local shops, cafe's, and schools. The first neighbourhood enjoys a distinctive village ambience, characterised by elegant terraced architecture, black iron railings, wide pavements, and peaceful streets. Abundant green spaces and thoughtfully preserved natural areas offer a sense of tranquillity and connection to nature, making Grandhome one of the area's most desirable places to live.

Arrange a viewing

Viewing By appointment telephone 07983 055771 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.