



97 Newburgh Drive,
Bridge of Don, Aberdeen, AB22 8SS

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Bedroom

Three bedroom semi-detached dwellinghouse

- Generous accommodation spanning two floors
- Extensive Driveway leading to Garage
- Gardens to both front and rear
- Bright and airy Lounge with pleasant front facing aspect
- Well equipped Kitchen with appliances included
- Three excellent sized Bedrooms



Three beds.



One bathroom.



Two public rooms.

We are delighted to present for sale this generous three bedroom semi-detached family home with garage situated in the ever popular suburb of Bridge of Don.

Offering an excellent level of family accommodation over two levels, the property benefits from excellent storage facilities, gas central heating and double glazing. Externally, there are gardens to the front and rear with a driveway to the front providing off street parking and leading to the single garage. This property would make an ideal family home and early viewing is recommended.

Entering into the property, the bright and welcoming hallway is host to a conveniently located WC, with a carpeted staircase leading to the upper floor.

Ideal for modern family life is the generous lounge, affording a wealth of space for a variety of furniture and decorated in neutral tones with complementing carpeting. A door from the lounge provides access into the dining room which is well proportioned and could be utilised as a home office or play room.

The kitchen is well-equipped with a range of base and wall units, contrasting worktops and stainless steel sink with mixer tap and drainer. Two very useful built-in cupboards adds to the good level of storage and all appliances seen are to be included within the sale price. The kitchen provides access to the integral garage which provides access out to the rear.



Bedroom



Bedroom



Bathroom

Ascending the stairwell to the upper floor, a sizeable cupboard is located here, in addition to the loft which is accessed via hatch, both of which provide excellent storage.

The main bedroom enjoys pleasant rear garden views and boasts a built-in double wardrobe, cupboard and additional space for a range of freestanding furniture.

Bedroom two overlooks the front of the property and also boasts good storage via the double fitted wardrobe.

The third bedroom is also located at the rear of the property and offers plenty of space for a range of furniture.

The centrally located bathroom is fitted with a shower over the bath set into tiles, WC and a wash hand basin.

Externally, the garden to front is laid in lawn with colourful shrubs and plants in the borders. There is an extensive driveway to the front providing off street parking for multiple cars which leads to the single garage.

The rear garden is laid in lawn with colourful shrubs, flowering plants and mature trees filling the borders and creating a lush, natural feel. A mixture of bright blooms, greenery and climbing plants gives the garden plenty of character and colour. A small shed sits among the foliage, while a patio provides a space to sit and enjoy the peaceful surroundings. Nearby, a pond adds another natural feature, attracting wildlife and reflecting the surrounding plants and trees.



Rear Garden

Accommodation

Lounge	12'4" x 15'11"	3.76m x 4.85m
Dining room	9'6" x 8'10"	2.9m x 2.69m
Kitchen	11'10" x 12'3"	3.61m x 3.73m
Bedroom	11'9" x 13'1"	3.58m x 3.99m
Bedroom	12'5" x 9'6"	3.79m x 2.9m
Bedroom	9'8" x 10'1"	2.95m x 3.07m
Bathroom	9'0" x 7'0"	2.74m x 2.13m
Garage	8'11" x 22'3"	2.72m x 6.78m



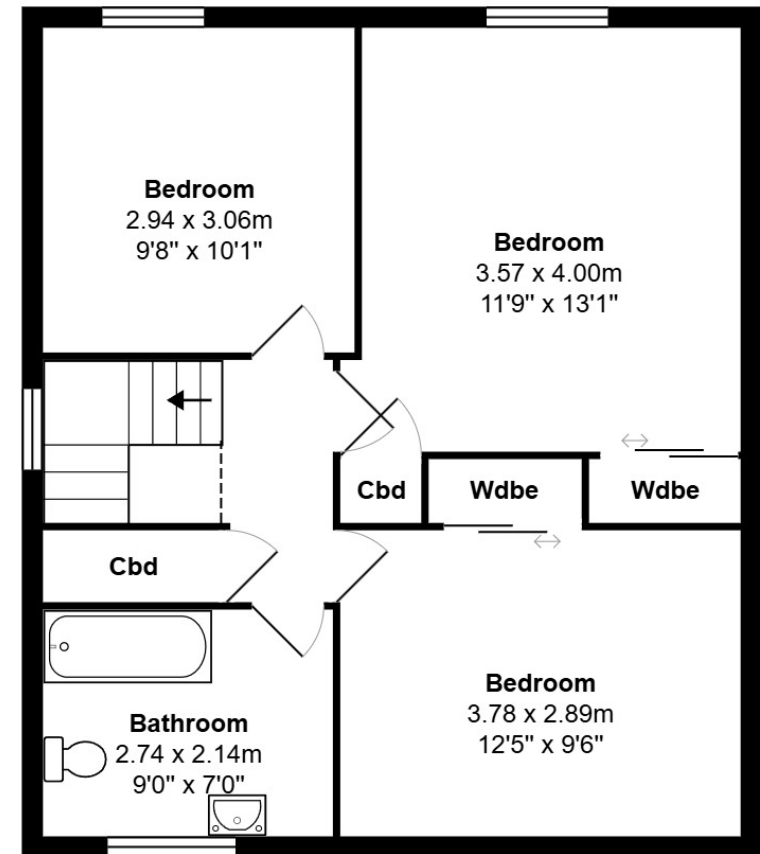
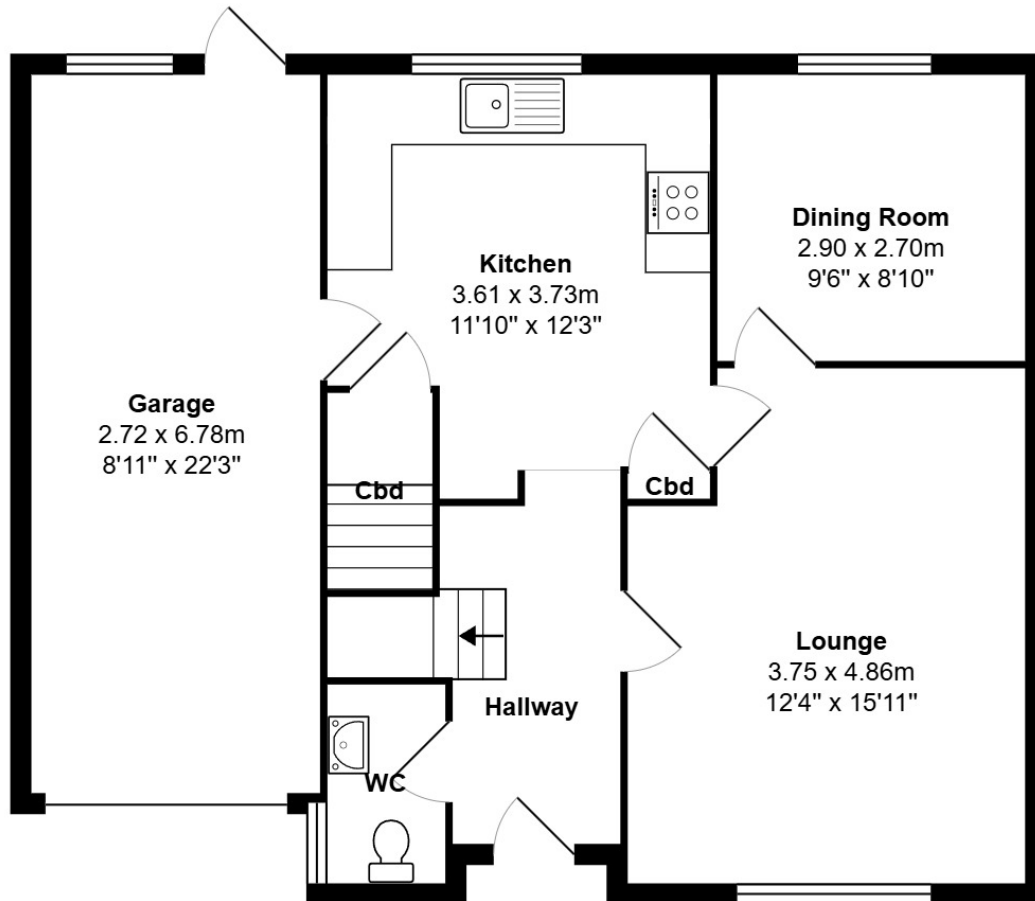
Rear Garden



Garage

Floorplan

97 Newburgh Drive



Directions

Travel from the City Centre along Union Street onto King Street. Continue on the Ellon Road. At the Exhibition Centre Roundabout turn Left onto Parkway. At the next Roundabout turn Right onto Scotstown Road. At the traffic lights turn Left onto Jesmond Drive. Continue along Jesmond Drive. Turn right into Newburgh Drive.

Location

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. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a Swimming Pool, Playing Fields and an 18 Hole Golf Course to a Sports Complex which offers numerous activities. The area also has numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

Arrange a viewing

Viewing 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.