



10 Ashwood Crescent,
Bridge of Don, Aberdeen, AB22 8XF

**ledingham
chalmers**
estate agency



Lounge



Lounge



Hallway

One bedroom detached bungalow

- Fantastic location close to local schools and amenities
- Bus stop directly outside the rear of the property for ease
- Light and airy Lounge with pleasant aspect to front
- Well equipped Kitchen with appliances included in sale
- Generous Double Bedroom with ample space for furniture
- Modern Shower Room with walk-in shower



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this immaculate one bedroom detached bungalow which enjoys a pleasant cul-de-sac location in a popular residential area of Bridge of Don.

Presented in excellent condition, the property offers an ideal purchase for a first-time buyer or, alternatively someone looking to downsize. Enjoying the comforts of gas central heating and double glazing, the property is decorated in neutral tones throughout and early is highly recommended to appreciate the accommodation on offer.

An exterior door provides access to the entrance hall which boasts a built in storage cupboard, neutral decor and wood effect vinyl flooring.

The hall leads you directly into the lounge which is a well appointed room boasting generous proportions and a picture window overlooking the front of the property. With fresh decor and fitted carpet, this room offers plenty of space for a variety of living furniture and offers further storage with a built-in shelved storage cupboard in place.

The inner hall leads you to all remaining accommodation and benefits from a fantastic walk in storage cupboard which could be used as an office space if desired and a further cupboard which also houses the central heating boiler. A hatch with pull down ladder allows access to the loft providing ample further storage.



Kitchen



Kitchen



Bedroom



Bedroom

The kitchen enjoys an aspect to the rear and is equipped with base and wall mounted cabinets linked by work surfaces and ceramic wall tiles, built in oven, hob with extractor hood above, stainless steel sink and drainer with a mixer tap and all other freestanding appliances will remain. A uPVC exterior door leads to the rear garden.

The double bedroom is generously proportioned, enjoying a peaceful rear aspect and finished with neutral decor and complimenting carpeting.

The modern shower room is fitted with a white suite comprising WC and wash hand basin set into vanity unit, walk in shower complete with a mixer shower and aqua panelled walls.

Externally, there is a pleasant enclosed rear garden with further areas to the side and front of the house. In addition, there is a private parking space at the front.

Accommodation

Lounge	11'8" x 15'4"	3.56m x 4.67m
Store / Study	5'10" x 3'8"	1.78m x 1.12m
Bathroom	5'7" x 6'8"	1.7m x 2.03m
Bedroom	9'0" x 11'4"	2.74m x 3.46m
Kitchen	5'11" x 11'4"	1.8m x 3.46m



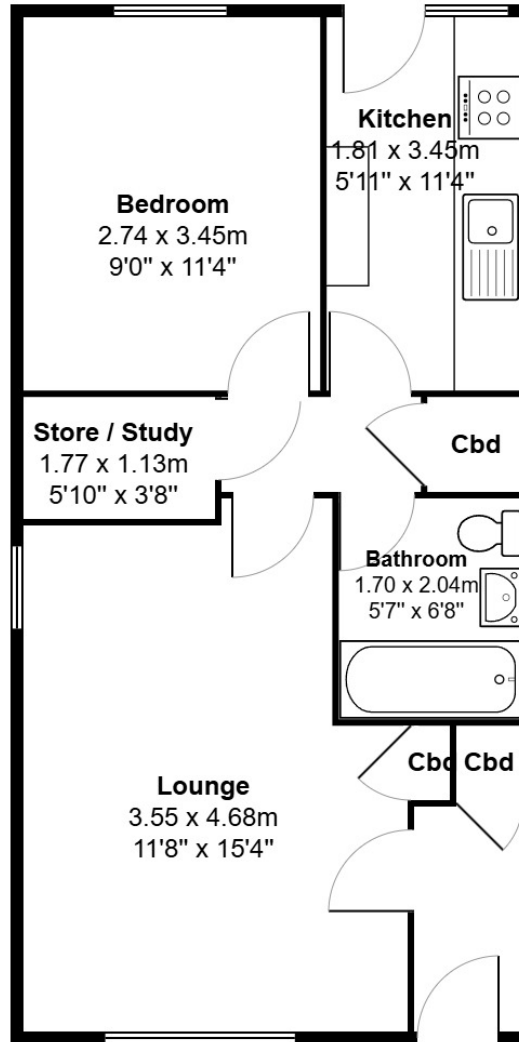
Shower room



Rear Garden

Floorplan

10 Ashwood Crescent



Directions

From the direction of Aberdeen travel along the Aberdeen - Ellon Road and at the roundabout with the old AECC take the first exit. Continue ahead and take the third exit at the first roundabout onto Scotstown Road. Turn left on Jesmond Drive and follow this road for some distance taking a right onto Ashwood Drive and then first right onto Ashwood Crescent.

Location

Ashwood Crescent is situated in an established area of Bridge of Don, which is a popular suburb of Aberdeen. The area is well served by Primary and Secondary Schools, public transport facilities, excellent shopping facilities with an Asda Superstore at Bridge of Don and Tesco Superstore at Danestone, and by a wide range of local recreational attractions. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location also being extremely convenient for the Airport and the oil-related offices at both Bridge of Don and Dyce.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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