



1 Slains Place,
Bridge of Don, Aberdeen, AB22 8TR

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen

One bedroom end terraced bungalow

- Spacious and modern one bedroom bungalow
- Low maintenance Gardens to front and rear
- Box Room which can be flexible to suit purchaser
- Bright and airy Lounge with patio doors to rear
- Stylish Kitchen with ample storage
- Modern Shower Room with walk-in shower



One bed.



One bathroom.



One public room.

Situated in the popular area of Bridge of Don, we are delighted to offer for sale this spacious and modern, move in ready bungalow.

Presented in excellent condition, the property represents a fantastic purchase for first time buyers or purchasers looking to downsize. Benefits include gas central heating, double glazing and superb storage space throughout.

The property has been freshly decorated throughout with a modern kitchen and bathroom, whilst externally the home has benefited from Everwarm external insulation which considerably improves the efficiency of the home.

Steps lead to the uPVC exterior door which provides direct access into the welcoming hallway. The hallway is laid in laminate flooring with fresh decor.

A box room/study is located off the hallway, providing access to a partially floored loft space. The room is a versatile space and would be an ideal work from home office space.

The lounge enjoys a pleasant aspect to the rear featuring patio doors which lead out to the secluded garden. The room is decorated in neutral tones with complimenting flooring and provides direct access into the kitchen.

The kitchen is well proportioned and fitted with a range of stylish base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and quality integrated kitchen appliances.



Bedroom



Bedroom



Box Room



Shower Room

The bright and airy double bedroom is also peacefully located to the rear and boasts generous proportions and storage with a full height, triple wardrobe with mirrored sliding doors providing excellent hanging and storage space. The room is completed with neutral decor, downlighters and laminate flooring.

The shower room is a beautiful suite, fitted with a WC, wash hand basin and walk-in shower set into marble aqua panel.

There are well maintained gardens to the front and to the rear of the house. The front area is laid to granite chips and the attractive, enclosed rear garden is also laid for low maintenance with granite chips and well stocked shrub borders. There is a shared path at the side which takes you to the front of the property.

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

Accommodation

Lounge	10'10" x 17'4"	3.3m x 5.28m
Kitchen	7'11" x 9'1"	2.41m x 2.77m
Bedroom	10'11" x 13'4"	3.33m x 4.07m
Box Room	7'10" x 4'9"	2.39m x 1.45m
Shower Room	7'10" x 5'5"	2.39m x 1.65m



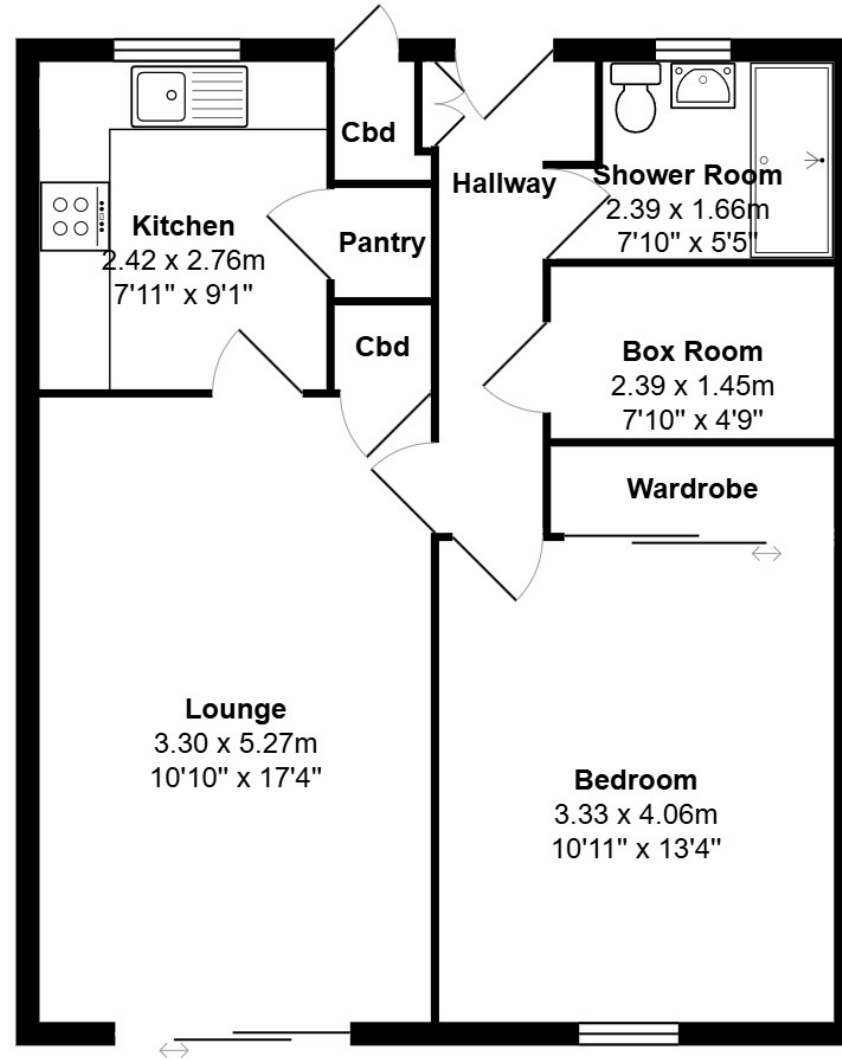
Rear Garden



Rear Garden

Floorplan

1 Slains Place



Directions

From the Haudagain Roundabout continue onto Mugiemooss Road crossing the Bridge of Don onto The Parkway. Follow the road up the hill and at the second roundabout take the first exit onto Whitestripes Road. Take the first right into Valentine Road and continue for a short distance taking the third turning on the right-hand side into Slains Circle. Slains Place is the quiet cul de sac on the next right.

Location

Bridge of Don is a popular, expanding residential suburb situated some four miles from the centre of Aberdeen. The area is well served by public transport facilities, Primary and Secondary Schools within walking distance and by shopping facilities including an Asda superstore at Bridge of Don and Tesco Superstore at Danestone. Most parts of the city are readily accessible by some of the main arterial routes with the location also offering easy access to the airport and the oil related offices at both Bridge of Don and Dyce.

Arrange a viewing

Viewing By appointment telephone 07534 029406 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.