



81 Braehead Way,
Bridge of Don, Aberdeen, AB22 8RR

**ledingham
chalmers**
estate agency



Lounge



Dining Room



Kitchen

Well-presented, two bedroom semi-detached dwelling with garden and garage

- Within close proximity to local shops
- Two bright Public Rooms
- Well-appointed, fully fitted Kitchen
- Two spacious Bedrooms
- Family Bathroom with shower over bath
- Rear Garden and single Garage with driveway



Two beds.



One bathroom.



Three public rooms.

We are pleased to offer for sale this spacious two bedroom semi-detached family home situated in the popular residential area of Bridge of Don.

Upon entering the property, the welcoming hallway gives access to the carpeted staircase to the upper level and a most useful under stair cupboard.

The well proportioned lounge has a large window to the front allowing natural light to flood the room. Decorated in neutral tones with fitted carpeting and double doors leading through to the dining area, kitchen and conservatory.

The kitchen is located just off of the dining area and has been fitted with a comprehensive range of base and wall units, complimenting worktops and stainless steel sink with drainer and mixer tap, integrated units including an electric hob with oven below and splash back tiling completes the look. A glazed door leads out to the garden.

Completing the ground floor accommodation, there is an excellent conservatory accessed through double doors from the dining area with windows all round and door to the garden providing the room with an inside/outside feel.



Kitchen



Conservatory



Bedroom



Bedroom

A carpeted staircase leads to the upper floor and remaining accommodation and provides access to the loft and hall storage cupboard.

The main bedroom is located to the front of the property laid in carpeted flooring with attractive wallpaper and boasting excellent storage facilities with a built in storage cupboard.

The second double bedroom offers a quiet aspect to the rear and again laid in carpeted flooring with attractive wallpaper and offers a variety of space for free standing furniture.

The family bathroom completes the internal accommodation comprising shower over bath, wc and wash hand basin.

The pleasant and enclosed rear garden is laid in lawn with established shrubs and plants and a lovely paved patio to enjoy the summer weather.

There are well maintained gardens to the front and to the rear of the house. There is a large driveway with off street parking and single garage.

Accommodation

Lounge	10'3" x 14'7"	3.12m x 4.45m
Dining area	8'3" x 8'8"	2.52m x 2.64m
Kitchen	8'4" x 11'2"	2.54m x 3.4m
Sun room	8'3" x 10'10"	2.52m x 3.3m
Bedroom	13'0" x 11'6"	3.96m x 3.51m
Bedroom	9'9" x 11'9"	2.97m x 3.58m
Bathroom	6'10" x 8'8"	2.08m x 2.64m

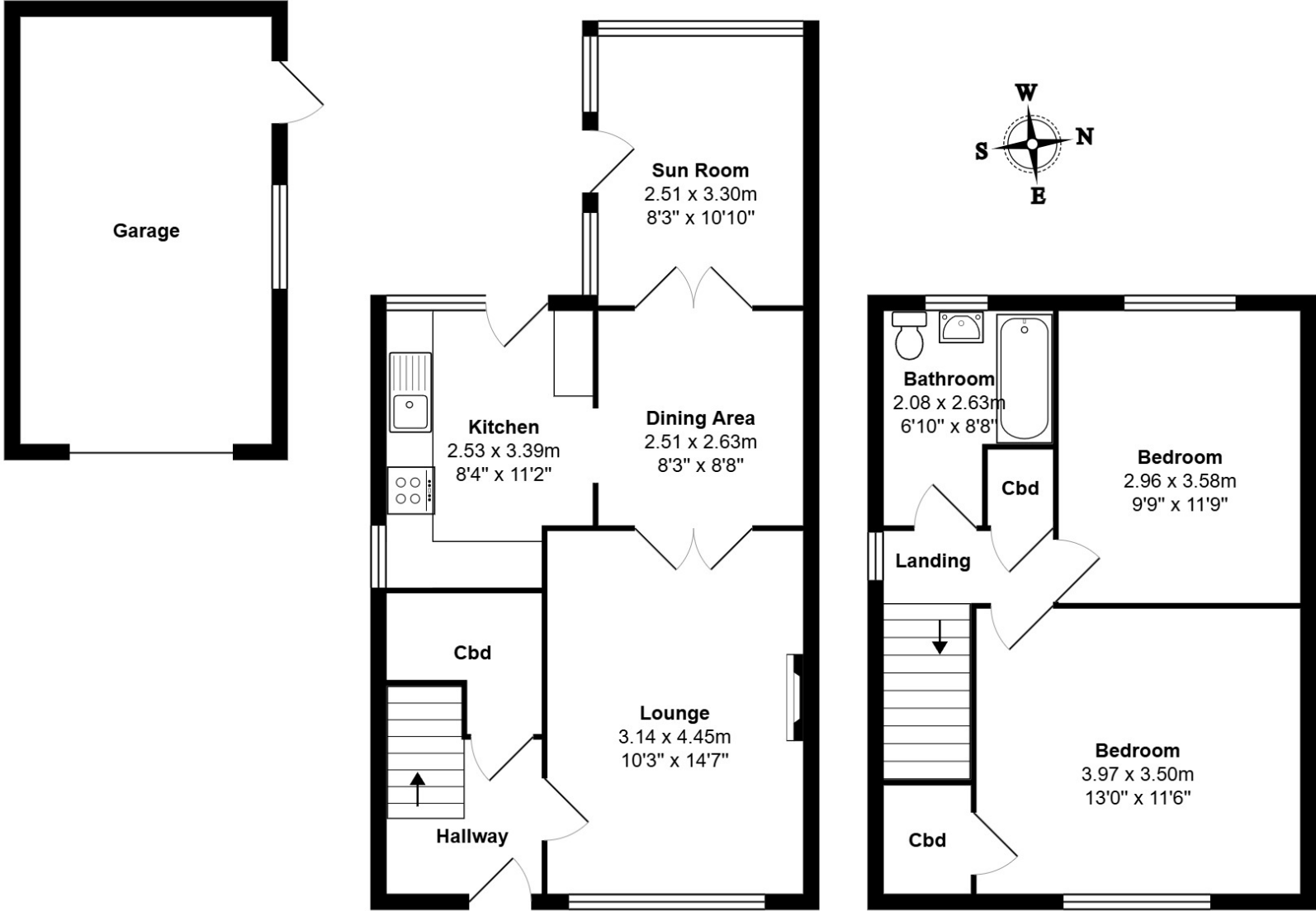


Bathroom



Garden

Floorplan 81 Braehead Way



Directions

Proceed from Aberdeen on the main A90 Aberdeen to Ellon Road. At the old AECC roundabout turn left into the Parkway and proceed to next roundabout then turn left onto Scotstown Road and take the first right onto Braehead Way.

Location

Bridge of Don is a popular residential area situated some four miles from the centre of Aberdeen, with the area being well served by local shops including an ASDA Superstore, Primary and Secondary Schools and by public transport facilities. Most parts of Aberdeen are readily accessible by a variety of arterial routes, with the location also being extremely convenient for the Airport and oil related offices at both Bridge of Don and Dyce.

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.