



10 Foveran Street,
Bridge of Don, Aberdeen, AB22 8NF

**ledingham
chalmers**
estate agency



Hallway



Lounge



Lounge

Well presented, one bedroom four-plex bungalow

- Spacious and well-presented accommodation throughout
- Bright Lounge to the front
- Fully fitted Kitchen with all white goods included
- Well-proportioned double Bedroom
- Accommodation over one level
- Exclusive and shared Garden areas



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this one bedroom four-plex bungalow located in a quiet cul-de-sac in the popular residential area of Bridge of Don and just a short distance away from local shops and amenities.

Ideal for those looking for single level accommodation and downsizing without compromising on space available, the property offers generously proportioned accommodation throughout and would make a superb purchase for those looking to move-in with the utmost of ease.

The property is firstly entered via vestibule offering a level of privacy to the home. The vestibule then in turn leads to the internal hallway which benefits from a single and double built in wardrobe offering fantastic storage. There is also a hatch leading up to the fully floored loft.

The bright lounge is spacious in size and offers an array of space for a variety of furniture as desired. This lovely room enjoys an open outlook through a large window to the front.

The kitchen has been fitted with a range of wood effect base and wall units with complimenting work tops. All white goods will be included within the sale and ample space is available to host a table and chairs.



Kitchen



Kitchen



Bedroom



Bedroom

Benefiting from a pleasant front aspect the double bedroom is a fantastic size and features new carpeted flooring and a built in double wardrobe.

Completing the internal accommodation is the shower room comprising shower enclosure, WC and wash hand basin. The room has been fully aqua panelled for convenience and new laminate flooring has been fitted.

Externally, to the side and front of the property is an exclusive area of garden laid with a paved pathway, lawn and array of established flowering plants and shrubs. There is also a garden shed which will be included within the sale. To the rear of the property there is a shared paved pathway leading to the shared drying green. Ample parking is also available to the front of the property which is shared with the other residents.

All white goods, light fixtures, flooring, blinds and curtains will be included within the sale. The recliner chair, bed, kitchen table/chairs, console table, TV stand and glass table will all be available by separate negotiation.

Accommodation

Lounge	13'9" x 11'4"	4.19m x 3.46m
Kitchen	11'8" x 5'10"	3.56m x 1.78m
Bedroom	9'9" x 11'5"	2.97m x 3.48m
Shower Room	6'5" x 5'5"	1.96m x 1.65m



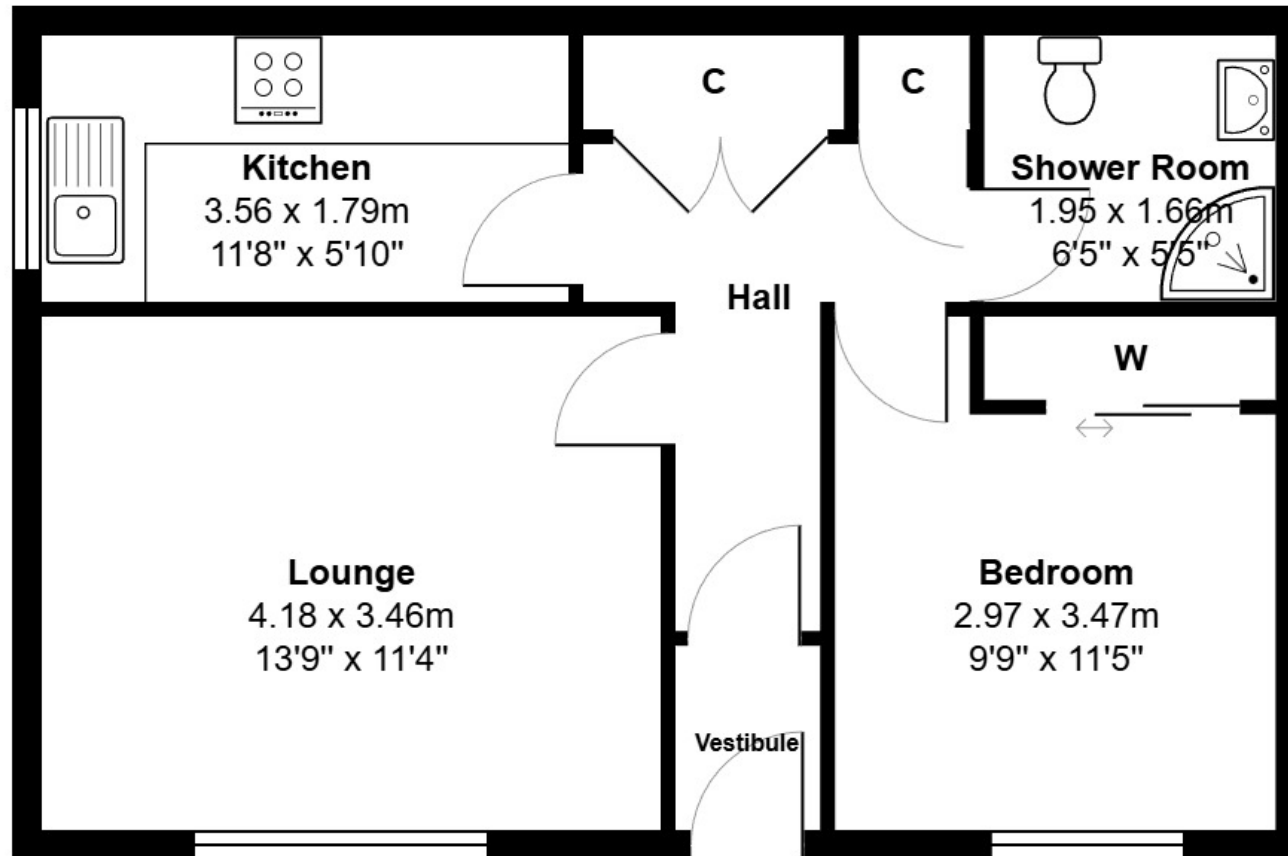
Shower room



Garden

Floorplan

10 Foveran Street



Directions

Starting at the Haudagain roundabout, turn onto the A92, proceeding across the River Don bridge. Continue straight ahead at the next two roundabouts. At the third roundabout turn left onto the B997, thereafter turning right into Jesmond Drive. Proceed ahead, turning left onto Jesmond Road and then first right into Foveran Street.

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. There are ample shopping, sports and recreational facilities. There are also 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

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.