



41 Whitestripes Drive,
Bridge of Don, Aberdeen, AB22 8WH

ledingham
chalmers
estate agency





Lounge



Bedroom

One bedroom end terraced bungalow

- Convenient location close to local amenities
- Residents and visitors parking directly outside the property
- Bright and airy Lounge with front facing aspect
- Fully equipped Kitchen with outlook to rear
- Generous Double Bedroom with fitted storage
- Sizeable Garden to rear with shed included



One bed.



One bathroom.



One public room.

In move in ready condition and beautifully presented in neutral decor throughout, we are delighted to offer for sale this one bedroom end terraced bungalow in the ever popular area of Bridge of Don.

Ideal for those looking for single level accommodation and downsize 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. A new Ideal Esprit Eco 2 Combi Boiler has been installed in recent years and the heating system can be controlled by a Hive Thermostat Control.

A delightful front porch is bright and airy, creating a welcoming entrance to the property and an ideal spot to relax and unwind.

The porch then flows into the lounge which is spacious in size and offers an array of space for a variety of furniture as desired. This lovely room enjoys an open outlook to the front and a door provides access to all remaining accommodation.

The internal hallway boasts a sizeable box room/walk-in cupboard which is ideal for storage or would be a fantastic home office. The loft can also be accessed from here which is partially floored, providing excellent further storage.

The front facing double bedroom is decorated in neutral tones with complimenting flooring and boasts a double fitted wardrobe with sliding mirrored doors. The generous properties allow space for freestanding bedroom furniture.



Wet Room



Kitchen



Kitchen

The kitchen is situated to the rear of the property and has been fitted with a range of quality base and wall units with contrasting work surfaces incorporating a stainless steel sink and drainer, integrated appliances and tiled splashback. Enjoying a lovely outlook over the rear garden, the kitchen also offers space to host freestanding appliances such as a washing machine and fridge.

The wet room is also located to the rear and has been fully refurbished with accessibility at the forefront, offering a large wet room style shower area with stylish panelling on the walls, and a white two-piece suite comprising a WC and wall mounted wash hand basin.

A rear porch grants access to the garden and boasts a handy storage cupboard.

Externally, the front garden is laid in chippings for low maintenance and directly on front of the property you will find a car park providing parking for residents and visitors. The rear garden is mostly laid in lawn with a lovely patio area available to utilise in the summer months. The fence has recently been replaced and the shed is to remain and will be included as part of the sale.

Early viewing is highly recommended for this extremely sought after property.



Rear Garden

Accommodation

Front Porch	6'5" x 4'9"	1.96m x 1.45m
Lounge	11'6" x 14'3"	3.51m x 4.34m
Bedroom	11'0" x 11'3"	3.35m x 3.43m
Kitchen	9'6" x 8'9"	2.9m x 2.67m
Wet Room	7'6" x 6'5"	2.29m x 1.96m
Box Room	7'6" x 4'9"	2.29m x 1.45m
Attic	23'0" x 7'9"	7.01m x 2.36m

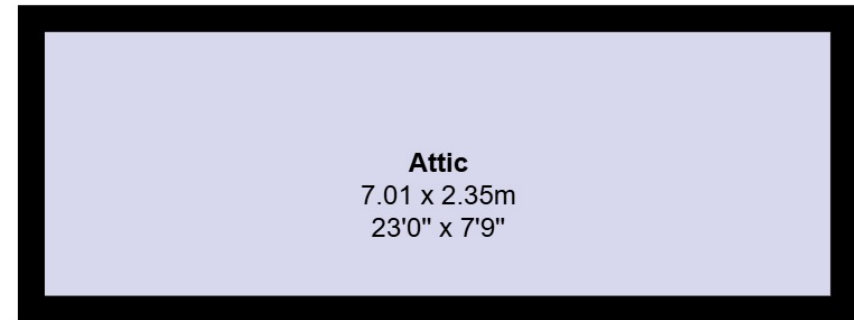
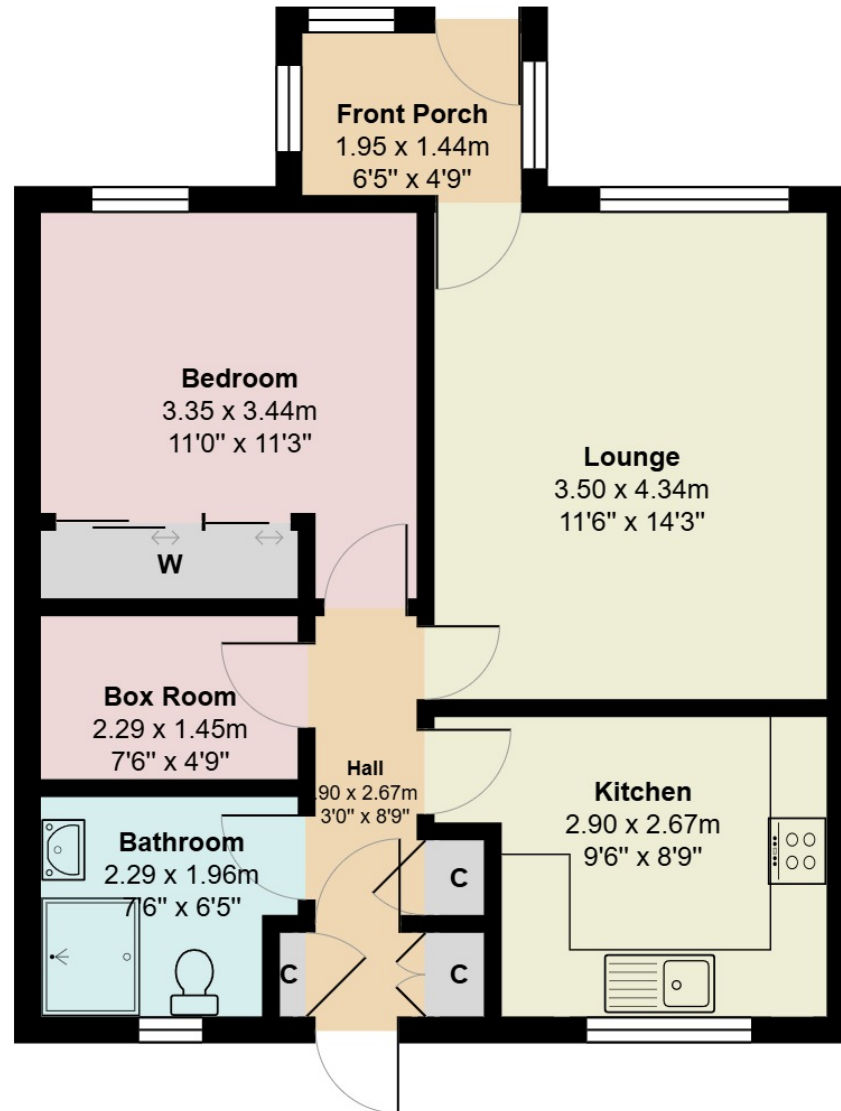


Rear Garden



Residents Parking

Floorplan
41 Whitestripes Drive



Directions

From Aberdeen travel north on North Anderson Drive until you reach the Haudagain roundabout. Proceed straight on and down the hill to the roundabout, turn right across the bridge and proceed to the next roundabout. Go straight on over the Parkway, then proceed to the next roundabout, turning left into Whitestripes Avenue. Continue up the hill before turning right onto Jesmond Avenue North, then turn left into Whitestripes Drive.

Location

Bridge of Don is located to the north side of Aberdeen, linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of Primary and Secondary schooling, a wide range of shops including an ASDA supermarket, Doctor Surgery, Dentist and Leisure Centre immediately nearby, with a Tesco at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and office complexes at Bridge of Don, Dyce and Aberdeen Airport, with easy access to the south of the city via the AWPR.

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 appointment telephone 07895 325714 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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