



33 Jesmond Road

Bridge of Don Aberdeen AB22 8UP

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner



Kitchen Diner

Three bedroom semi-detached dwellinghouse with driveway

- Deceptively spacious three bedroom home with drive
- Fantastic location with easy access to local amenities
- Bright and airy lounge
- Kitchen is set on an open plan layout with the Dining Room
- Three well proportioned Double Bedrooms
- Low maintenance Gardens to front and rear



Three beds.



Two bathrooms.



Two public rooms.

Situated in the ever popular Bridge of Don area, we offer for sale this three bedroom semi-detached dwellinghouse. The property offers well proportioned accommodation laid out across two floors.

The home is entered via the front porch, which in turn leads to the front facing lounge which is filled with natural light from a large picture window. The room is decorated in neutral tones with a feature wall and grey carpeting.

A partially glazed door from the lounge leads into the open plan kitchen diner, which is a superb space for everyday dining and entertaining. The kitchen is fitted with wood effect shaker style wall and base units, with freestanding and integrated appliances including a gas hob, chimney extractor fan, electric oven, large fridge/freezer and washing machine. The boiler is located to the left of the hob, with the property benefiting from HIVE thermostatic controls. A half wall creates a nice division between the kitchen and dining spaces, while also providing additional units and worktop space. The dining room is generously sized, with patio doors providing direct access to the garden.

The rear hallway is accessed either from the dining room or a second external door located at the end of the driveway. Within the rear hallway, there is a large double door storage cupboard and access into a spacious double bedroom with built-in wardrobe space and ensuite shower room. This configuration offers excellent versatility to this home, making this an ideal space for guests or family members to enjoy their own privacy, while still sharing kitchen facilities.



Bedroom



Ensuite



Bedroom



Bedroom

The carpeted staircase to the upper floor is located within the lounge and ascends to the first floor landing, which provides access into the loft space above along with a storage cupboard and the remaining accommodation.

There are two well proportioned double bedrooms, one of which benefits from a built-in storage cupboard.

Completing the home, the family bathroom is fitted with a three piece coloured suite with a mains shower over the bath, complemented by tiling and a feature mirrored wall.

Outside, the property benefits from gardens to both the front and rear of the home, with the front garden being laid with a combination of astro turf, concrete and paving. The driveway and slabbed area provide convenient off-street parking for at least three cars.

The rear garden is also laid with astro turf, while paved areas provide two lovely spots to enjoy the sun throughout the day.

The shed in the corner will be included in the sale.

Viewers will also be pleased to know water taps have been added to both the front and rear gardens, with the property also benefiting from CityFibre broadband.

Accommodation

Lounge	13'1" x 18'4"	3.99m x 5.59m
Kitchen	13'1" x 8'2"	3.99m x 2.49m
Dining room	10'3" x 9'1"	3.12m x 2.77m
Bedroom	9'8" x 21'2"	2.95m x 6.45m
Ensuite	6'7" x 7'1"	2.01m x 2.16m
Bedroom	12'11" x 8'10"	3.94m x 2.69m
Bedroom	12'11" x 8'10"	3.94m x 2.69m
Bathroom	5'11" x 6'2"	1.8m x 1.88m



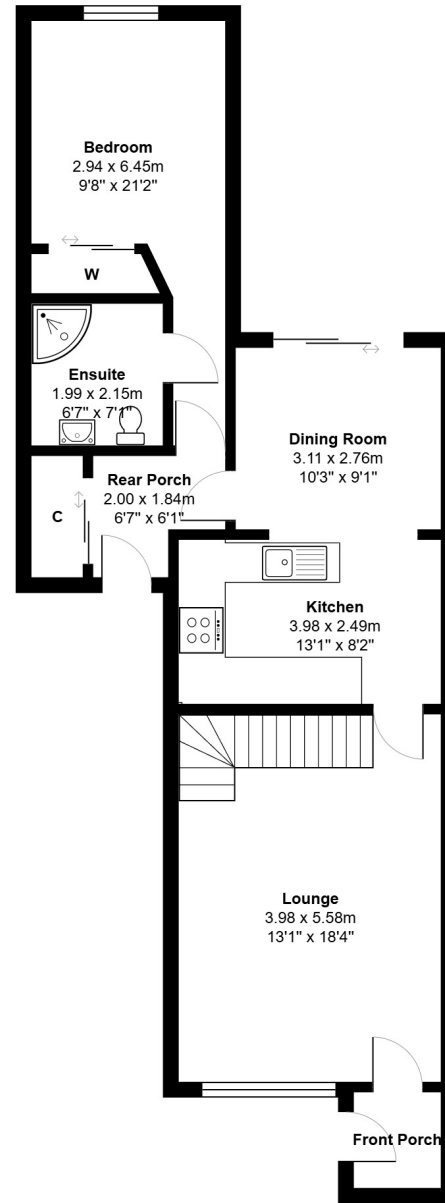
Rear Garden



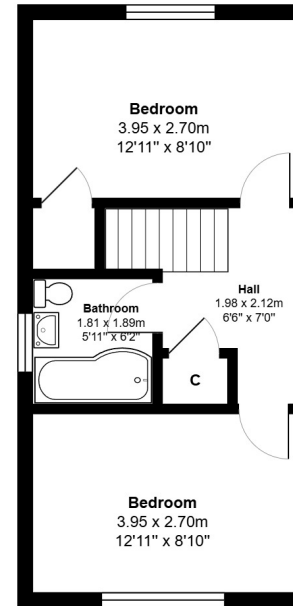
Rear Garden

Floorplan

33 Jesmond Road



Ground Floor



First Floor

Directions

Travel north along King Street and cross the bridge over the River Don on to Ellon Road. Proceed to the roundabout at the Aberdeen Exhibition and Conference Centre and turn left on to the Parkway. At the next roundabout take the third exit onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive and Jesmond Road is the third opening on the left.

Location

Bridge of Don is a popular suburb situated to the north side of Aberdeen and 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 and Tesco 24 hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

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

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