



**22 Hareburn Road,**  
Blackdog, Aberdeen, AB23 8AR

ledingham  
chalmers  
estate agency



Lounge



Kitchen

**22 Hareburn Road,  
Blackdog, Aberdeen, AB23 8AR**

**Three bedroom semi-detached dwellinghouse**

- Generous fully enclosed Garden to rear
- Extensive Driveway to front providing off street parking
- Kitchen with space for dining and access to rear garden
- Bright and airy Lounge with front facing aspect
- Three sizeable Double Bedrooms with fitted storage
- Centrally located family Bathroom



**Three beds.**



**One bathroom.**



**One public room.**

**Located within the popular suburb of Blackdog, we are delighted to offer for sale this three bedroom semi-detached villa, enjoying the benefits of gas central heating and double glazing throughout.**

The property is further enhanced by gas central heating and double glazing and this fantastic home boasts generous accommodation spanning two floors, offering an ideal purchase for a growing family.

The welcoming entrance hallway provides access to the ground floor accommodation. The front facing lounge features an attractive large window, allowing an abundance of natural light to flood the room. Sure to be the hub of the home is the sizeable kitchen, fitted with a range of wall, base and drawer units, and offering ample space for dining, this is an ideal family and entertaining space. Completing the ground floor is a convenient WC cloakroom, fitted with a white two-piece suite.

On the upper floor, there are three good sized bedrooms which all benefit from built-in storage facilities. The well appointed family bathroom is fitted with a white three-piece suite and benefits from a shower over the bath.

To the front of the property, the garden is mainly laid with stone chips and an extensive driveway provides off street parking for multiple cars. The rear garden is fully enclosed, mainly laid to lawn and features two paved patios, ideal for relaxing in the summer months.

Early viewing is essential to appreciate the level of accommodation on offer.



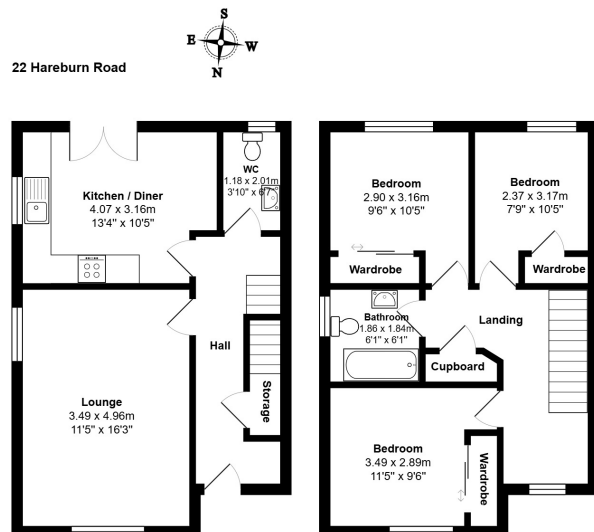
Bedroom



Rear Garden

## Accommodation and plans

Lounge	11'5" x 16'3"	3.48m x 4.95m
Kitchen / Diner	13'4" x 10'5"	4.07m x 3.18m
WC	3'10" x 6'7"	1.17m x 2.01m
Bedroom	11'5" x 9'6"	3.48m x 2.9m
Bedroom	7'9" x 10'5"	2.36m x 3.18m
Bedroom	9'6" x 10'5"	2.9m x 3.18m
Bathroom	6'1" x 6'1"	1.85m x 1.85m



## Directions

Travelling north from Aberdeen on the A92 Ellon Road, approximately 6 miles from the City Centre, take the sliproad signposted for Blackdog. At the roundabout take the third exit for Blackdog. Follow the road and turn left at the junction onto Hareburn Terrace then take first left into Hareburn Road.

## Location

Hareburn Road is situated in Blackdog, close to the Bridge of Don and within easy commuting distance of all the amenities available in Aberdeen City Centre. Primary and Secondary Schools are available in the Bridge of Don and Blackdog is served by a local Nursery, School pick-up service and main bus route at the top of the road. The property offers prospective purchasers the opportunity to acquire and move into a quality family home with the minimum of fuss, in a quiet, peaceful development within easy reach of all the benefits of City Centre living. Whilst the postcode appears as Bridge of Don, it is worthy of mention that Blackdog itself sits within the Aberdeenshire boundary and council tax and respective services are provided by Aberdeenshire Council.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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

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.