



166 Jesmond Avenue,
Bridge of Don, Aberdeen, AB22 8UL

ledingham
chalmers
estate agency



Lounge



Lounge



Dining room

Three bedroom semi-detached dwellinghouse

- Located in a popular residential area in Bridge of Don
- Bright and airy Lounge / Dining Room on open plan
- Well equipped Kitchen with appliances included
- Two excellent sized Double Bedrooms with storage
- Third single Bedroom, ideal for a nursery or office space
- Modern Wet Room with white suite



Three beds.



One bathroom.



Two public rooms.

We are delighted to bring to the market this well presented, deceptively spacious three bedroom semi-detached dwelling house, forming part of an established residential area in the popular suburb of Bridge of Don.

The property has been well maintained by the current owners and provides excellent accommodation over two floors. In good decorative order, the property offers generous family accommodation, laid out over two floors and which is served by gas central heating and double glazing.

Entered via a glazed front door, the entrance hallway is most spacious, bright and welcoming, laid with laminate wood flooring and gives way to all ground floor accommodation. The property features a bright and airy lounge, open plan with the dining area, creating an excellent space for both everyday living and entertaining. Patio doors from the dining area provide direct access to the rear garden, allowing for an abundance of natural light and a seamless indoor outdoor flow.

The kitchen is separate and well equipped, offering ample storage and worktop space, ideal for practical family use. The kitchen is fitted with a range of cream base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and integrated appliances. A door with cover above leads to the driveway and rear garden.



Kitchen



Bedroom



Bedroom



Bedroom

A carpeted staircase ascends to the upper floor which leads to the remaining accommodation including a large shelved cupboard and a hatch provides access to the partially floored loft space which can be accessed via a ramsay ladder for ease. There are two generous double bedrooms on the upper floor, both benefiting from ample floor space for freestanding items of furniture and the addition of a built-in double wardrobe with modern sliding doors. Bedroom three is a good sized single bedroom, enjoying an outlook to the front and benefiting from a built-in wardrobe with further space for freestanding furniture. This room would also be an ideal children's bedroom or office for those working from home.

The contemporary wet room finalises the layout, well-appointed with aqua panelled walls, walk in shower with shower seat, WC and wash hand basin set into white gloss vanity unit, heated towel rail and finished with a fitted wall mirror.

Externally, a driveway to the front provides off street parking with a further area of the garden laid with mature trees, shrubs and plants. The property benefits from a private rear garden featuring areas of lawn, well-stocked flower beds, and fruit trees. Additional outdoor spaces include areas of decorative chippings, an elevated patio area, and a further patio at the bottom of the garden, providing excellent options for seating and entertaining. A garden shed and water tap offer useful outdoor storage and practicality.

This lovely property would make an excellent home for any growing family and early internal viewing is recommended for full appreciation of the space and convenient location on offer.

Accommodatior

Lounge	15'3" x 11'1"	4.65m x 3.38m
Dining Room	9'1" x 13'6"	2.77m x 4.12m
Kitchen	9'0" x 10'4"	2.74m x 3.15m
Bedroom	11'7" x 10'7"	3.53m x 3.23m
Bedroom	11'7" x 11'11"	3.53m x 3.63m
Bedroom / Study	8'8" x 8'8"	2.64m x 2.64m
Wet Room	6'6" x 5'5"	1.98m x 1.65m



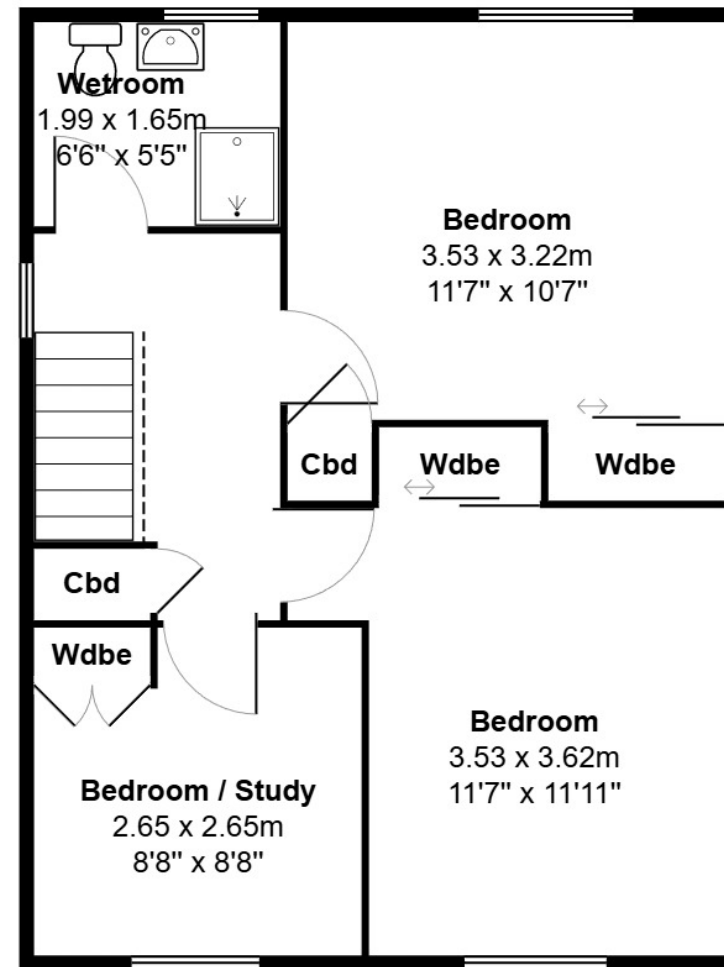
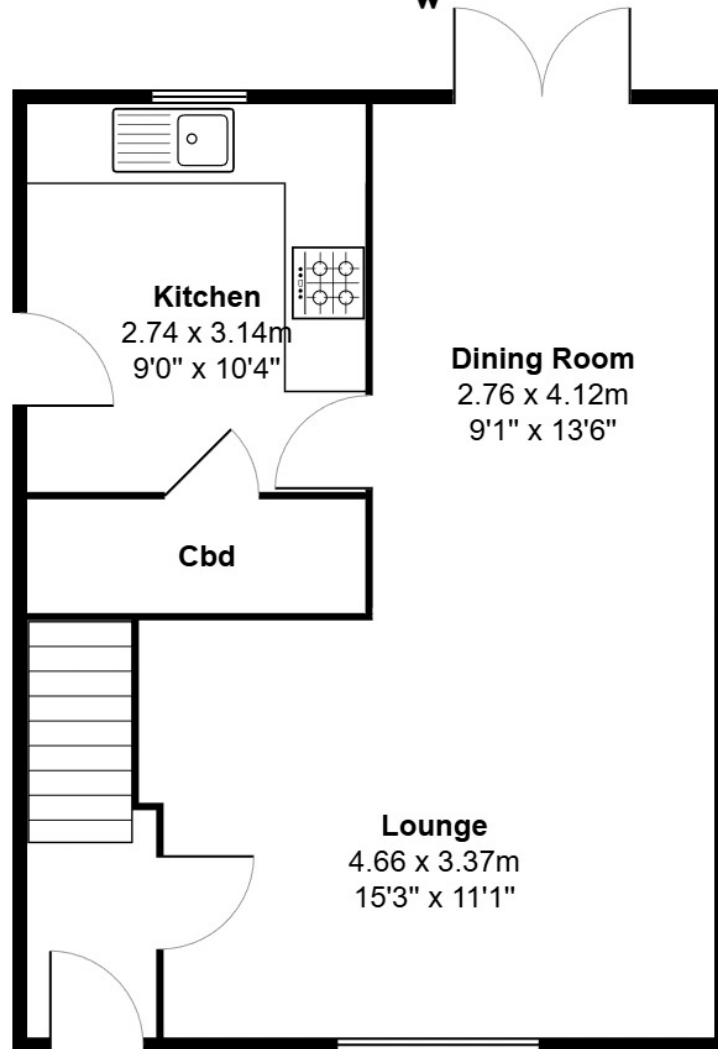
Wet Room



Rear Garden

Floorplan

166 Jesmond Avenue



Directions

From King Street head north on the Ellon Road towards Bridge of Don. At the old AECC roundabout turn left onto the Parkway and continue over the first roundabout. At the second roundabout turn right onto Whitestripes Road and first right onto Valentine Road. This road continues into Jesmond Avenue.

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

Viewing By appointment telephone 07837 434023 or by arrangement with Ledingham Chalmers on 01224 632500

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