



38 Ashwood Crescent,
Bridge of Don, Aberdeen, AB22 8XF

**ledingham
chalmers**
estate agency



Hallway



Lounge



Lounge

Two bedroom terraced dwellinghouse

- Convenient location with local amenities nearby
- Well equipped Kitchen with outlook to front
- Lounge with access to rear garden
- Good sized Double Bedroom and Single Bedroom
- Centrally located Bathroom
- Exclusive Parking Space and further Visitors Parking



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this lovely two bedroom terraced dwellinghouse situated in a popular Bridge of Don location.

Presented in neutral decoration, the property has been well maintained by the current owner and enjoys the benefits of electric heating, double glazing and an exclusive parking space. This would be an ideal first time purchase and early viewing is highly recommended to appreciate the fantastic location on offer.

Upon entering the property, you are immediately welcomed into the hallway which boasts an under stair cupboard, currently housing the fridge/freezer.

The kitchen enjoys an outlook to the front and is fitted with base and wall mounted units with co-ordinating work surfaces incorporating a sink and drainer.

The lounge is peacefully located to the rear with patio doors providing access to the garden. The lounge is decorated in neutral tones, complimented by the tasteful laminate flooring.

A carpeted staircase provides access to the upper floor. The landing is carpeted and a hatch provides access to the insulated loft.



Kitchen



Bedroom



Bedroom

The first bedroom is a good sized double room, boasting neutral walls with red carpeting and generous storage via the built-in double wardrobe with sliding doors.

The second bedroom is a single room, located to the rear and benefiting from a double built-in cupboard.

The bathroom completes the accommodation and is fitted with a shower over the bath, WC, wash hand basin and complete with tiles to the floor and partially to the walls.

Externally, there is a garden area to the front of the house and an enclosed garden to the rear of the property which is laid in chippings for low maintenance.

There is an exclusive parking space and further visitors parking available.



Bedroom

Accommodation

Kitchen	5'1" x 7'8"	1.55m x 2.34m
Lounge	11'8" x 11'3"	3.56m x 3.43m
Bedroom	8'5" x 11'2"	2.57m x 3.4m
Bedroom	4'11" x 8'0"	1.5m x 2.44m
Bathroom	6'2" x 5'4"	1.88m x 1.63m



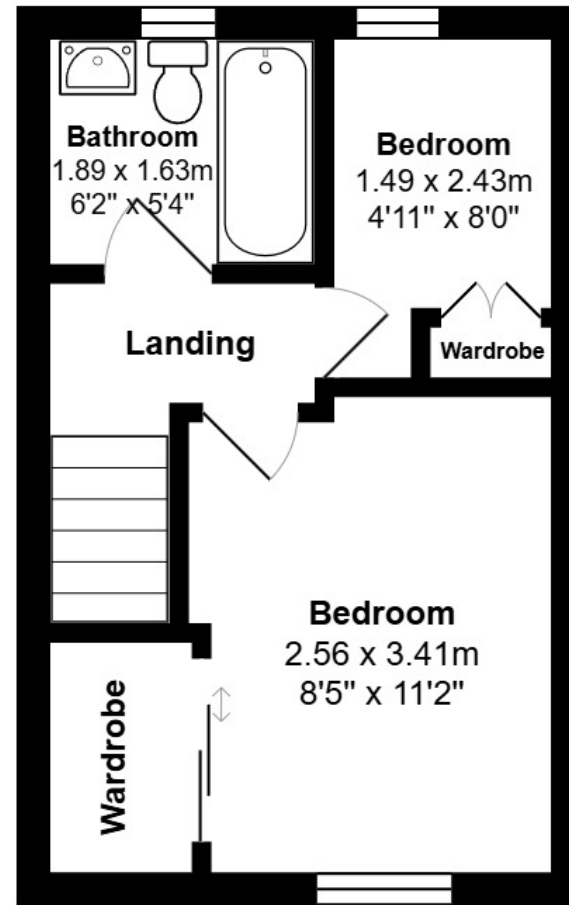
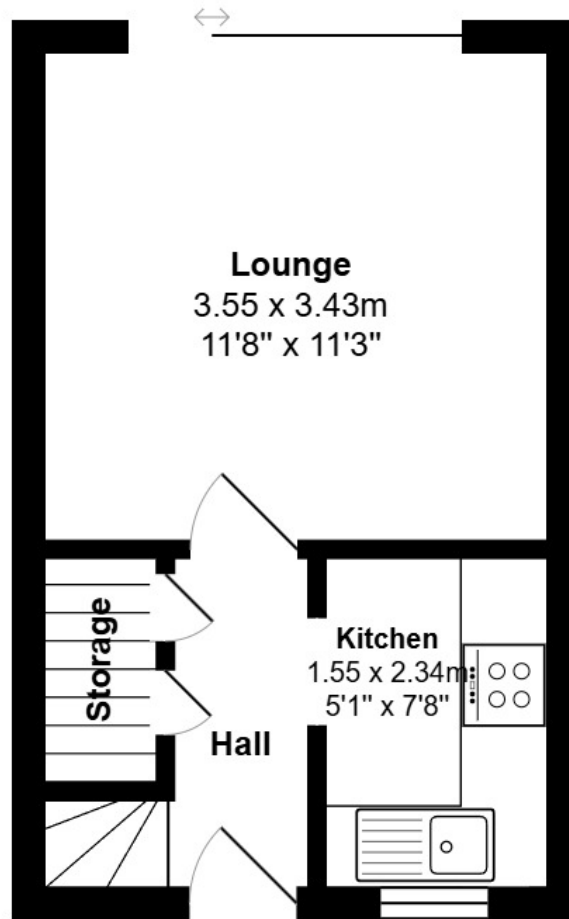
Bathroom



Rear Garden

Floorplan

38 Ashwood Crescent



Directions

From the direction of Aberdeen travel along Ellon road and at the roundabout with the old AECC take the first exit. Continue ahead and take the third exit at the first roundabout onto Scotstown Road. Turn left on Jesmond Drive and follow this road for some distance taking a right onto Ashwood Drive and then first right onto Ashwood Crescent.

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 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

Contact us

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