



46 Shielhill Avenue,
Bridge of Don, Aberdeen, AB23 8JE

**ledingham
chalmers**
estate agency





Lounge



Lounge

Two bedroom self-contained apartment

- Generous self-contained apartment with private entrance
- Spacious kitchen / living area with ample natural light
- Modern neutral décor and fittings throughout
- Excellent location close to local schools and amenities
- Two good sized Double Bedrooms with storage
- Exclusive Garden and Parking Spaces to rear



Two beds.



Two bathrooms.



One public room.

Immaculately presented with the highest quality finishes throughout, we are delighted to present for sale this outstanding two bedroom self-contained apartment in the exclusive Dubford Development in Bridge of Don.

Built by Scotia Homes, one of Scotland's most reputable house builders, the highest attention to detail is evident throughout, and with all appliances generously included in the sale, this is an excellent choice to suit a variety of buyers' expectations.

Ideally configured with modern life at the forefront of the design, the property is accessed via a bright and welcoming hallway which flows through to the convenient utility room which provides the perfect area for laundry without intruding on living space. Built-in storage is available within two sizeable cupboards and the washing machine will remain as part of the sale. The rear garden is also accessed from here.

The carpeted stairwell to the upper floor leads to the hallway which boasts built in storage, and where the superb open plan lounge, kitchen and dining area is located.

Overflowing with natural light from the triple aspect windows, viewers will undoubtedly be impressed by the space available, offering a range of space for a variety of lounge and dining furniture. Chic white decor is off set by the striking flooring and ceiling spotlights add ambient lighting.

The kitchen boasts a range of high quality white gloss base and wall units with elegant contrasting worktops incorporating a stainless steel sink and drainer and a range of integrated appliances which are all generously included within the sale price.



Kitchen



Bedroom



Ensuite

The first of the double bedrooms is exceptionally generous in size, boasting a built-in double wardrobe offering both shelved and hanging storage options. Further enhancing the appeal of this room is the en suite shower room which boasts walk-in shower enclosure, WC and wall mounted wash hand basin.

A further double bedroom also boasts a built-in cupboard with additional space for free standing furniture and is naturally bright from the flow of natural light from the dual windows.

Completing the internal accommodation is the spacious bathroom which is stylishly finished and comprises bath with shower and tiled splash back, WC and wall mounted wash hand basin.

Externally, the exclusive rear garden is enclosed by wooden fencing and enjoys a good degree of privacy with a wooden gate providing access into the residents' parking area where there are two allocated spaces.

This beautiful apartment would be an ideal purchase for first time buyers, in addition to the perfect option for buy-to-let investors and for those looking for a luxury apartment without compromising on space within a sought after development.

Internal viewing is highly encouraged.



Bedroom

Accommodation

Entrance Hall	8'4" x 11'11"	2.54m x 3.63m
Utility Room	7'2" x 10'10"	2.18m x 3.3m
Kitchen / Lounge	18'0" x 16'5"	5.49m x 5.01m
Bedroom	10'9" x 9'10"	3.28m x 3m
Bedroom	10'1" x 11'6"	3.07m x 3.51m
En Suite	7'11" x 8'4"	2.41m x 2.54m
Bathroom	9'6" x 7'1"	2.9m x 2.16m



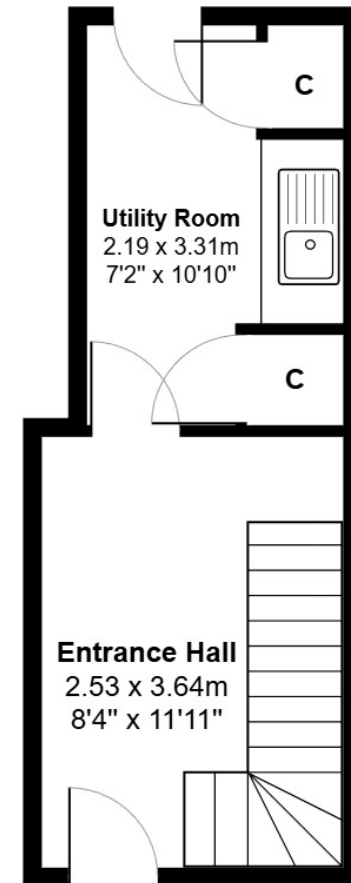
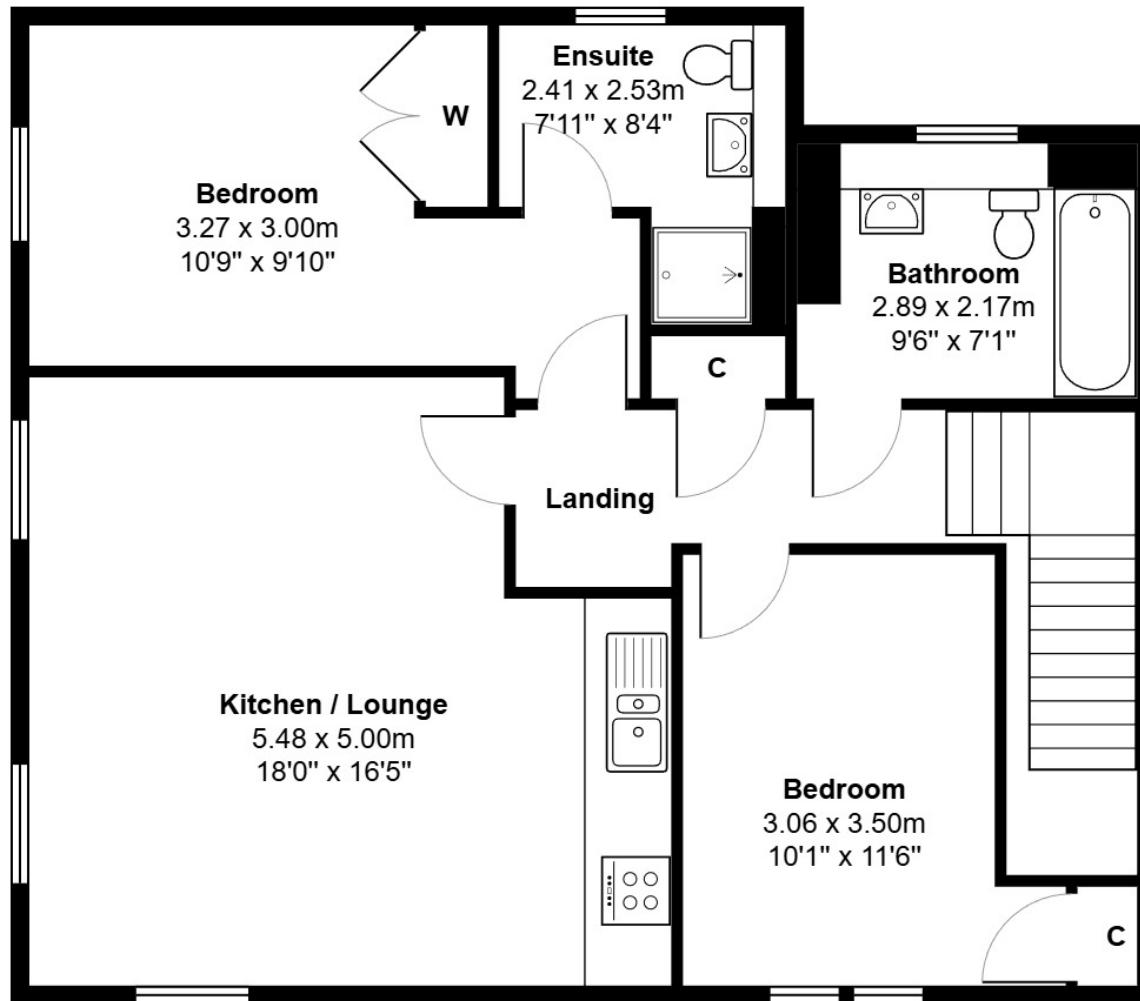
Bathroom



Rear Garden

Floorplan

46 Shielhill Avenue



Directions

From the old AECC roundabout, continue ahead on the Ellon Road to the next roundabout, taking the first exit as sign posted for Potterton. Continue ahead taking the second left and following sign for the Dubford development. On entering the development, follow the road ahead, turning right onto Shielhill Avenue.

Location

Dubford is an attractive new development located to the north of Bridge of Don which is easily accessible by car, bike or on foot. The area is well served with many excellent amenities including primary and secondary schooling, as well as a range of shops, supermarkets, hotels and restaurants. Within close reach are a number of sports and leisure facilities including golf courses, swimming pools and parks. Aberdeen city centre is only a ten minute drive away, with a regular bus service available.

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 07516 489894 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com