



7 Newburgh Place,
Bridge of Don, Aberdeen, AB22 8SW

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Three bedroom detached bungalow

- Move in ready bungalow, refurbished throughout
- Three well proportioned Bedrooms
- Beautiful Lounge on open plan with Kitchen / Diner
- Stylish Shower Room with walk-in shower
- Excellent storage facilities throughout
- Private Garden to rear with decking area



Kitchen



Three beds.



One bathroom.



One public room.

We are delighted to present for sale this beautifully presented three bedroom detached bungalow, situated in a desirable residential area of Bridge of Don.

The property has been thoughtfully upgraded with new carpets, internal doors and flooring, together with a modern shower room and kitchen, creating a fresh and contemporary home ready for immediate occupation.

The accommodation is particularly well designed, with all three bedrooms positioned towards the front of the property, while the rear of the bungalow is dedicated to a generous open plan kitchen, dining and lounge area.

A welcoming entrance vestibule provides access into the property and a built-in cupboard offers useful space for coats, shoes and storage.

The hallway leads through to all internal accommodation and boasts a convenient and spacious built-in cupboard.

The first double bedroom is well proportioned, positioned at the front of the property and benefits from modern grey carpeting and complimenting neutral decor.

Bedroom two is a further double bedroom located to the front of the bungalow, also finished with stylish carpeting, neutral decor, spacious dimensions and access to a fabulous walk-in wardrobe with built-in shelving and hanging rails.

The third bedroom is a versatile room, located to the side of the property, suitable for use as a bedroom, home office or additional living space.



Bedroom



Bedroom



Bedroom



Shower room

The contemporary shower room has been recently upgraded and provides a modern, fresh finish, complemented by the flooring and internal doors.

The heart of the home is the spacious open plan kitchen, dining and lounge area situated to the rear of the property.

The modern kitchen provides a stylish and practical space for everyday cooking, while the adjoining dining and lounge areas create a bright and sociable environment ideal for both relaxing and entertaining. The kitchen is fitted with a range of stylish base and wall mounted units with co-ordinating work surfaces, modern under unit lighting and a superb addition is the stunning sky light above.

Large patio doors provide a wonderful connection between the open plan living space and the outdoors, opening onto a decked area and rear garden. This creates an attractive extension of the living space during the warmer months and provides an excellent area for outdoor dining and entertaining.

The front garden is laid in lawn with a driveway to side providing convenient off street parking. The rear garden is mostly laid in lawn, surrounded by mature trees and established hedges, providing excellent privacy and seclusion.

7 Newburgh Place offers an excellent opportunity to acquire a modernised and well presented three bedroom detached bungalow. The combination of three bedrooms, a generous open plan rear living space, contemporary kitchen and shower room, and direct access to the rear decking and garden makes this an appealing and versatile home and early viewing is highly recommended.

Accommodation

Lounge	20'0" x 11'4"	6.1m x 3.46m
Kitchen	7'10" x 8'9"	2.39m x 2.67m
Bedroom	8'4" x 7'7"	2.54m x 2.31m
Shower Room	5'2" x 6'8"	1.58m x 2.03m
Bedroom	11'2" x 14'10"	3.4m x 4.52m
Bedroom	8'6" x 11'7"	2.59m x 3.53m



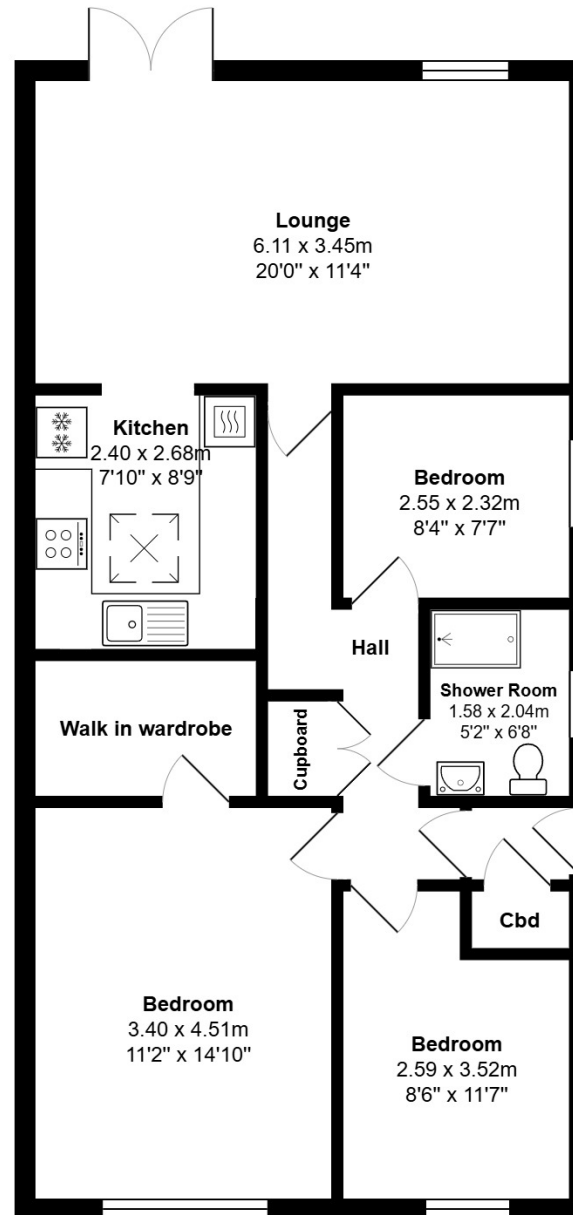
Rear Garden



Rear Garden

Floorplan

7 Newburgh Place



Directions

At the Exhibition and Conference Centre join the Parkway and at the first roundabout turn right onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive and then right onto Newburgh Drive. Newburgh Place is second on the left and number 7 is located on the left as indicated by our For sale sign

Location

Bridge of Don is a popular, expanding residential suburb situated some four miles from the centre of Aberdeen. The area is well served by public transport facilities, Primary and Secondary Schools within walking distance and by shopping facilities including an Asda superstore at Bridge of Don and Tesco Superstore at Danestone. Most parts of the city are readily accessible by some of the main arterial routes with the location also offering easy access to the airport and the oil related offices at both Bridge of Don and Dyce.

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 07801 731288 or by arrangement with Ledingham Chalmers on 01224 632500

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