



8 Lochside Place,
Bridge of Don, Aberdeen, AB23 8GA

ledingham
chalmers
estate agency



Lounge



Kitchen Diner



Kitchen Diner

Charming two bedroom terraced home with south aspect garden and garage

- Charming two bedroom terraced home
- Spacious lounge with front aspect windows
- Kitchen diner with rear door leading to the garden
- Two well sized double bedrooms, both with built-in
- Fully enclosed rear garden with area of patio
- Single garage



Two beds.



One bathroom.



One public room.

We are pleased to offer for sale this desirable, two bedroom terraced home with garage which enjoys a particularly private location within the prestigious Denmore Park Estate in Bridge of Don.

The property has been well maintained by the current owner creating a charming home which is move-in-ready.

The lounge is a bright, well presented room featuring two front facing windows, TV point and cream carpeting. The lounge is spacious, with an under stair cupboard offering excellent storage place. A door leads into the dining kitchen.

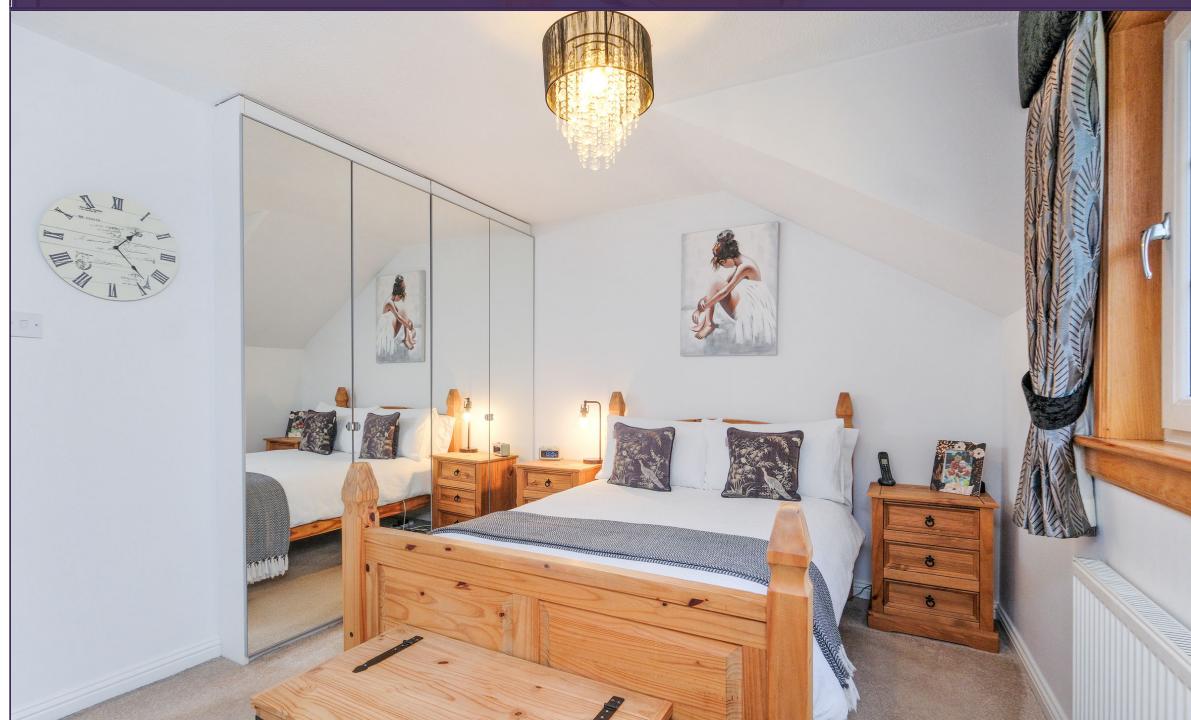
The dining kitchen offers a well equipped kitchen with a selection of white base and wall units. It comes fitted with a built-in gas hob, electric oven with cooker hood, sink and drainer. There is also a fridge/freezer and washer drier which are both free standing. There is ample space for dining table and chairs, with diners being able to enjoy a peaceful garden outlook. A partially glazed door gives rear garden access creating a lovely indoor/outdoor feel.

Upstairs, the upper hallway has a hatch leading to the loft space and spacious airing cupboard.

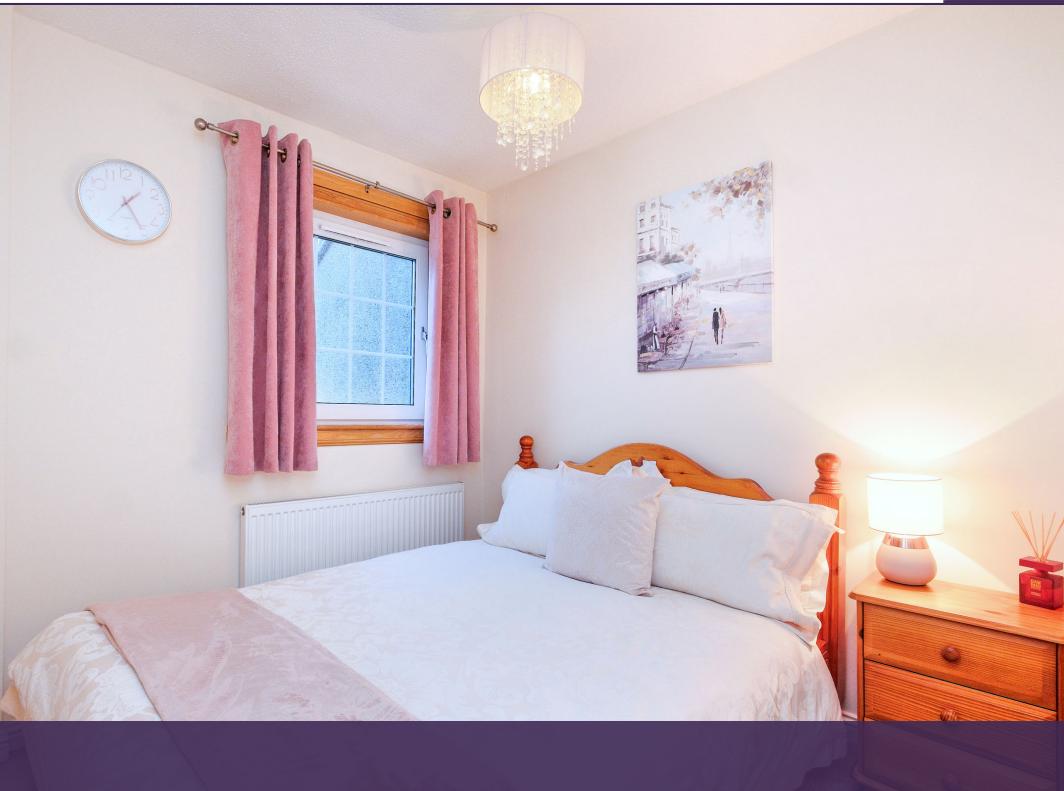
The principle bedroom is a good sized double room with a front facing window that allows plenty of natural light along with open woodland views. It offers ample space for free standing furniture and boasts a large built-in wardrobe with sliding doors. The second bedroom is located at the rear of the house and also features deep built-in wardrobes.



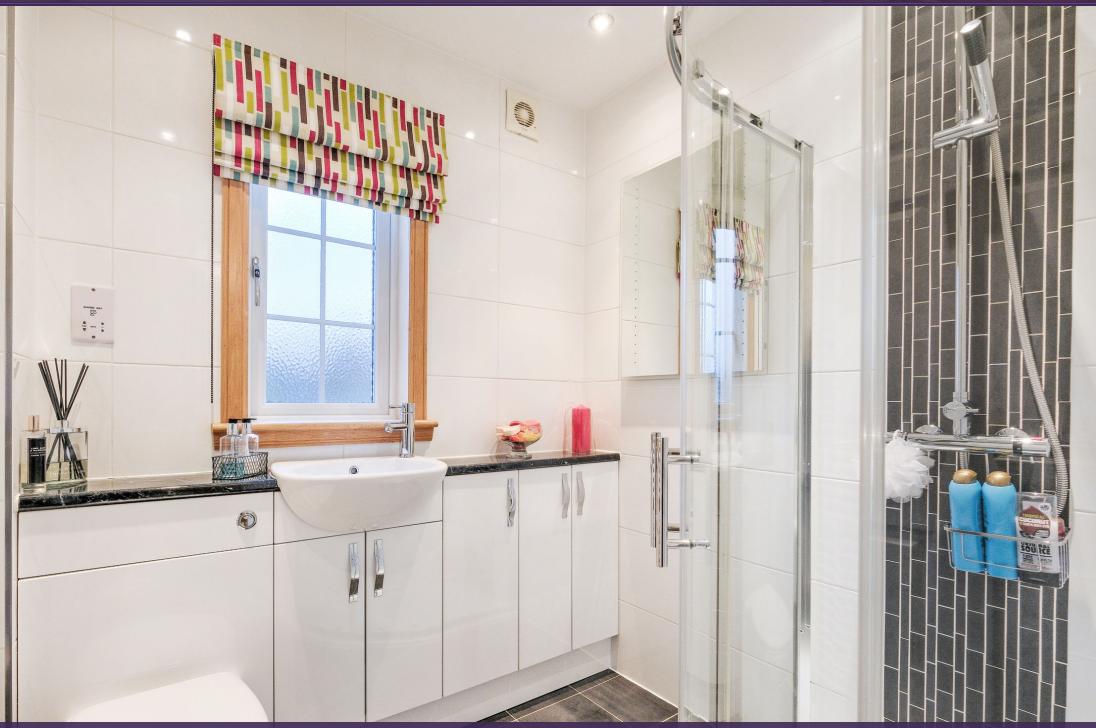
Bedroom



Bedroom



Bedroom



Shower Room

The shower room was upgraded in recent years and is fitted with a modern suite, including a large walk-in shower enclosure. The walls boast tiling while a sizeable storage vanity unit provides additional storage.

The property features an easy to maintain front garden laid with chipped stones.

The rear garden is paved creating a lovely patio area to make the most of the South aspect. There is also an area of stone chips and rockery flower bed, with mature flowers adding pops of seasonal colour.

The property is enhanced further by a single garage with up and over door. The garage is an excellent size for the storage of a vehicle or to be utilised for storage. Please note 2 storage units will remain as part of the sale. Parking is available directly outside the garage for one vehicle. Additional free parking can be found on the street.

This property presents a fantastic opportunity to own a beautifully updated home in a highly desirable area. With its fresh updates, practical layout and low maintenance garden, it is perfect for those looking for a comfortable and modern home in Bridge of Don. Early viewing is highly recommended to appreciate the quality and appeal of this charming property.

As part of the Denmore Park Estate residents enjoy exclusive access to the club house and function room. There is also a resident exclusive on-site gym which has memberships available to residents. There is an annual fee of £300 which covers the maintenance of the woodland and open spaces within the development.

Accommodation

Lounge	11'7" x 13'10"	3.53m x 4.22m
Kitchen Diner	15'11" x 8'3"	4.85m x 2.52m
Bedroom	13'2" x 10'11"	4.01m x 3.33m
Bedroom	9'1" x 8'9"	2.77m x 2.67m
Bathroom	6'9" x 6'4"	2.06m x 1.93m
Garage	8'7" x 17'2"	2.62m x 5.23m



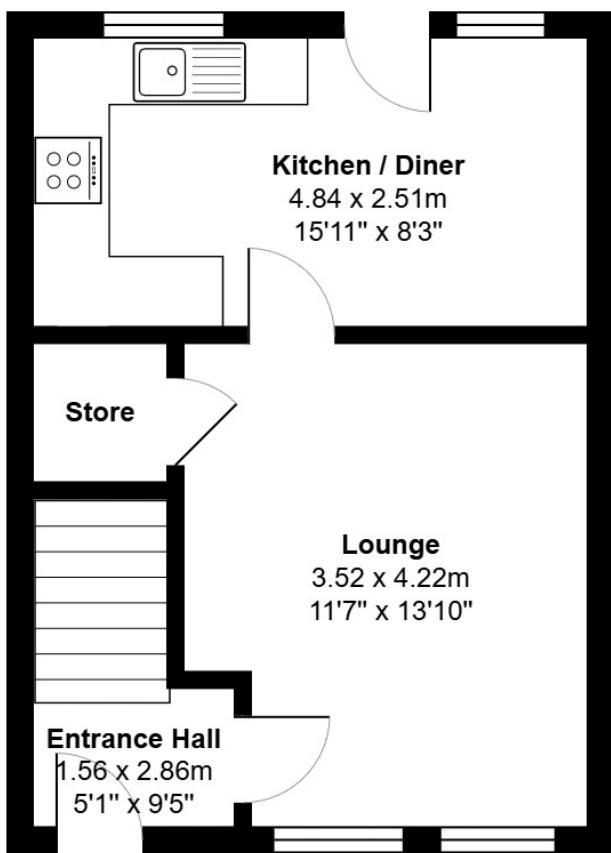
Rear Garden



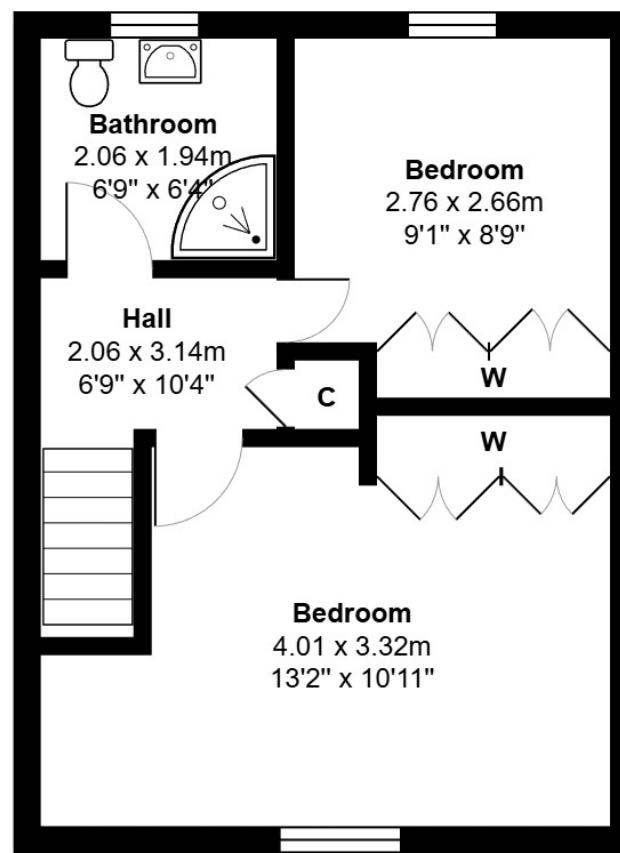
Garage

Floorplan

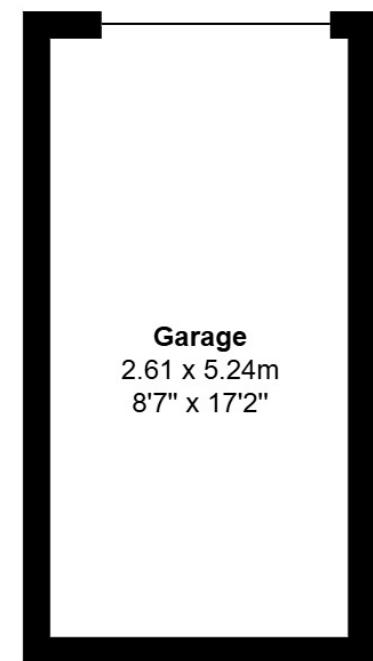
8 Lochside Place



Ground Floor



First Floor



Directions

Travel to Bridge of Don via King Street and onto Ellon Road. At the second roundabout take the first exit onto The Parkway and turn right Lochside Road, just ahead of the next roundabout. At the junction turn left onto Lochside Road with number 8 Lochside Place being located on the left hand side.

Location

Denmore Park is an exclusive development set within mature woodland in the popular suburb of Bridge of Don, located close to a wealth of excellent amenities including including education at primary and secondary level. Local shops; and Asda and Tesco supermarkets are within a convenient distance. The city centre and Dyce Airport are readily accessible. For social activities a swimming pool and sports complex are within easy reach.

Arrange a viewing

Viewing By appointment telephone 07599237863 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

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property@ledinghamchalmers.com

lcea.com

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.