



61 Overhill Gardens,
Bridge of Don, Aberdeen, AB22 8QR

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chalmers**
estate agency



Hallway



Kitchen



Kitchen

Two bedroom semi-detached dwellinghouse with garage

- Fantastic location close to local amenities and schools
- Enclosed Garden to rear with access to Garage
- Bright and airy Lounge with pleasant rear aspect
- Well equipped Kitchen with appliances included
- Two generous Double Bedrooms with fitted wardrobes
- Stylish Wet Room complete with aqua panelled walls



Two beds.



One bathroom.



One public room.

We are delighted to present for sale this beautifully maintained two bedroom semi-detached home, located in the ever-popular residential area of Bridge of Don.

Lovingly cared for and thoughtfully maintained by the current owners, the property has been recently redecorated with new carpets throughout offering a blank canvas for the purchaser.

The accommodation comprises an entrance vestibule leading into the welcoming inner hallway, which benefits from a large storage cupboard.

From here, you are drawn into the spacious and inviting lounge, filled with natural light thanks to the large window that overlooks the rear garden. The room is decorated in neutral tones and stylish grey carpeting adds a warm, homely feel to the space.

The kitchen enjoys a front facing aspect and is fitted with an array of base, wall and drawer units, complemented by co-ordinating worktops, tiled splashbacks and a range of freestanding appliances which are included in the sale, creating a practical environment for cooking.

A useful rear porch completes the ground floor accommodation and provides access to the garden and rear of the property.



Lounge



Lounge



Bedroom



Bedroom

On the upper floor, the carpeted landing provides access to all remaining accommodation. There are two generous double bedrooms, both of which feature built-in wardrobes that offer excellent storage without compromising on space. Both rooms are decorated in neutral decor with complimenting grey carpets.

The wet room completes the internal accommodation and is fitted with a WC and wash hand basin set into modern vanity with cupboard storage, walk-in shower and finished with aqua panelled walls.

Externally, the property continues to impress. The front garden has been converted into a loc bloc driveway, ensuring year-round neatness and providing handy off street parking. A driveway to the side provides further off street parking and leads to the single garage with up and over door.

The rear garden is enclosed and designed for easy upkeep, featuring a handy shed, areas of lawn surrounded by hedges for privacy and a large paved area—perfect for outdoor dining, relaxing, or entertaining.

Early viewing is essential to appreciate this opportunity to make this exceptional home your own.

Accommodation

Kitchen	10'6" x 8'10"	3.2m x 2.69m
Lounge	10'6" x 16'6"	3.2m x 5.03m
Garage	13'2" x 15'9"	4.01m x 4.8m
Bedroom	13'7" x 10'8"	4.14m x 3.25m
Bedroom	10'9" x 14'9"	3.28m x 4.5m
Wet Room	6'1" x 5'5"	1.85m x 1.65m



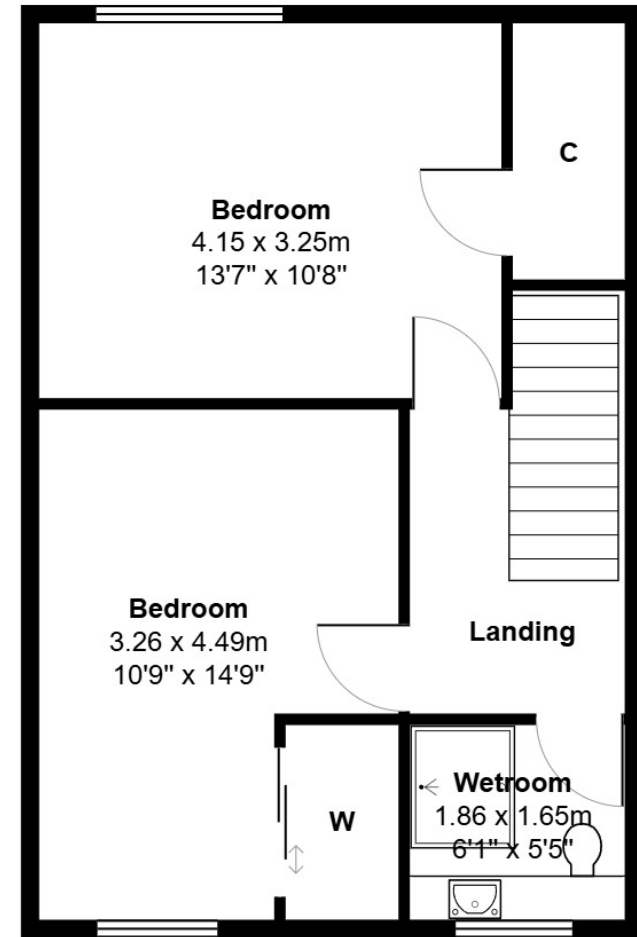
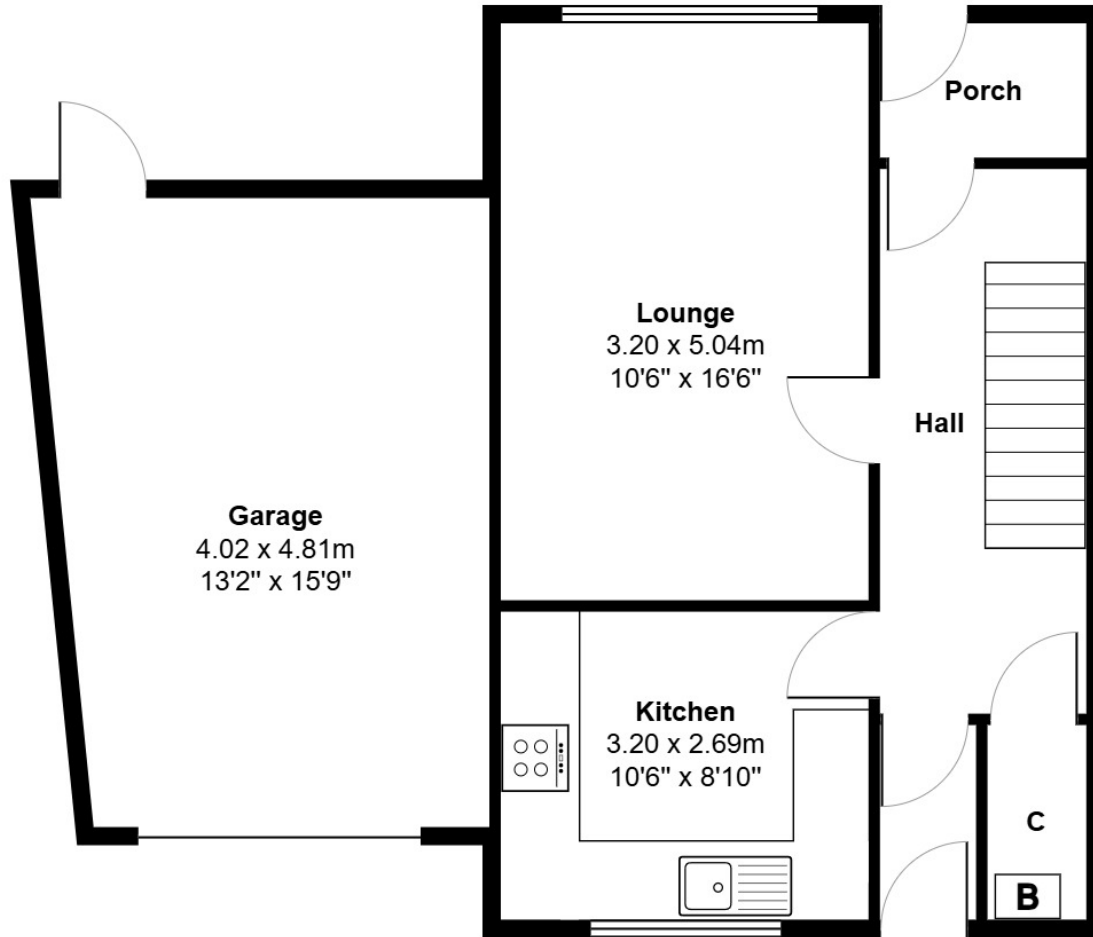
Wet Room



Rear Garden

Floorplan

61 Overhill Gardens



Directions

Travelling out King Street cross Bridge of Don, turn left into Balgownie Road and continue out Balgownie Road passing Technology Park on the left-hand side and then turn right into Bodachra Road, take first turning on the left into Overhill Gardens.

Location

Bridge of Don is located to the north side of Aberdeen, 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, Doctor Surgery, Dentist and Leisure Centre immediately nearby, with a Tesco at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and office complexes at Bridge of Don, Dyce and Aberdeen Airport, with easy access to the south of the city via the AWPR.

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 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