



**24 Simpson Road,**  
Bridge of Don, Aberdeen, AB23 8EQ

Offers over **£120,000**

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**24 Simpson Road,  
Bridge of Don, Aberdeen, AB23 8EQ**

**One bedroom terraced bungalow**

- Located in a quiet residential street in Bridge of Don
- Within close proximity to a range of local amenities
- Excellent built in storage throughout and floored loft space
- Ideal purchase for those downsizing or first time buyers
- On street parking
- Well maintained Gardens to front and rear



**One bed.**



**One bathroom.**



**One public room.**



**Situated within an established residential area in the popular Bridge of Don, we are delighted to offer for sale this well proportioned one bedroom terraced bungalow.**

The property offers a good level of accommodation all on one level with a useful floored loft space and ample built in storage, ideally suited to those downsizing or first time buyers.

The property is entered directly into the hall which boasts a superb walk-in storage cupboard providing a wealth of storage and a hatch provides access to a floored loft space.

The well proportioned lounge is peacefully located at the rear with fantastic views to sea and benefiting from neutral decor and carpeting.

The quality kitchen is fitted with a range of wall, base and drawer units, overlaid with contrasting work surfaces. The units incorporate a stainless steel sink and drainer and all appliances within the kitchen and all furnishings can be purchased by negotiation. There is a handy storage cupboard and a door provides access out to the rear.

Completing the home, the double bedroom is of generous size and benefits from ample built-in storage and the bathroom is fitted with a shower over the bath, WC and wash hand basin set within vanity unit,

To the front of the property, the garden is laid in lawn and there is on street parking facilities directly on front. To the rear, there is an exclusive garden laid in lawn and a shared rotary dryer.

Early viewing is recommended to appreciate the quiet location on offer.



Bedroom



Bathroom

## Accommodation and plans

Lounge	10'7" x 15'1"	3.23m x 4.6m
Kitchen	8'10" x 8'8"	2.69m x 2.64m
Bedroom	8'10" x 13'9"	2.69m x 4.19m
Box Room	7'0" x 3'11"	2.13m x 1.19m
Bathroom	7'0" x 5'8"	2.13m x 1.73m

## Directions

From Aberdeen travel north on King Street and cross the Bridge of Don. Proceed straight on at traffic lights and left at roundabout (Bank of Scotland). Simpson Road is on your left.

## Location

The property is located in the popular suburb of Bridge of Don and is ideally located for the industrial estates at both Bridge of Don and Dyce. Braehead Primary School and Bridge of Don Academy are nearby and the property is well provided for by public transport and the local shopping facilities. Bridge of Don benefits from a large range of leisure facilities including a swimming pool, golf course, local library, fitness centres and community centres.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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AB10 1YD

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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.

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