



**129 Ellon Road,**  
Bridge of Don, Aberdeen, AB23 8EX

**ledingham  
chalmers**  
estate agency





Lounge



Bedroom

**129 Ellon Road,  
Bridge of Don, Aberdeen, AB23 8EX**

**Deceptively spacious one bedroom self-  
contained upper flat**

- Well presented one bedroom self-contained upper flat
- Large lounge with front aspect
- Double bedroom to the rear with built-in wardrobe
- Well equipped kitchen with a host of appliances
- Shared area of garden to the rear
- Ample off street parking



**One bed.**



**One bathroom.**



**One public room.**

**Situated in the popular suburb of Bridge of Don, this deceptively spacious one bedroom self-contained upper flat is offered for sale.**

The property would represent an excellent purchase for first time buyers or buy to let investors and is of fresh decorative appearance throughout with neutral colour schemes and also benefiting from electric heating, double glazing and off street parking.

The accommodation comprises welcoming entrance hallway with private carpeted stairs, elegantly proportioned front facing lounge tastefully presented in neutral tones, internal hallway with loft access and storage cupboard, double bedroom peacefully located to the rear with a deep built-in wardrobe, well equipped kitchen with a range of wooden effect wall and base units with contrasting work surfaces and a variety of both integrated and free standing appliances including hob, double oven, fridge, freezer and washing machine which are kindly included as part of the sale. The shower room completes the accommodation and features a shower enclosure with electric shower, hand wash basin and WC.

Outside, the flat has a shared area of garden ground to the rear which is shared only with the flat below. The maintenance of this area is shared between the two properties and is currently laid with lawn.

A large residents' car park is found to the front of the property, with unallocated spaces available.



Kitchen



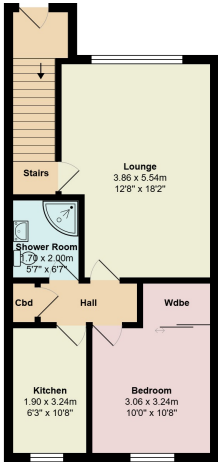
Residents' Car Park



## Accommodation and plans

Lounge	12'8" x 18'2"	3.86m x 5.54m
Kitchen	6'3" x 10'8"	1.91m x 3.25m
Bedroom	10'0" x 10'8"	3.05m x 3.25m
Shower Room	5'7" x 6'7"	1.7m x 2.01m

129 Ellon Road



## Directions

From Aberdeen City Centre, proceed along King Street (A956), passing the University of Aberdeen on the left hand side. Continue along and follow the road straight ahead across the Don Bridge. Continue straight ahead through two sets of traffic lights before turning left at the roundabout. Take the first road immediately on the right, passing the Bank of Scotland. The road will open into a shared car park where No 129 is located, as is clearly indicated by our For Sale sign.

## 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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.