



68 Newburgh Road,
Bridge of Don, Aberdeen, AB22 8QY

**ledingham
chalmers**
estate agency



Exterior



Lounge



Kitchen

Four bedroom detached dwellinghouse with garage

- Beautifully maintained Gardens to both front and rear
- Extensive Driveway for three cars leading to Garage
- Four excellent sized Double Bedrooms
- Sleek Family Bathroom with shower over bath
- Light and airy Lounge with dual aspect
- Well equipped Kitchen and Utility Room



Four beds.



One bathroom.



One public room.

We are delighted to bring to the market this very attractive four bedroom detached dwellinghouse set on a generous corner plot in a quiet cul-de-sac in the popular suburb of Bridge of Don.

Offering an excellent level of family accommodation over two levels, the property enjoys a particularly sunny aspect flooding the rooms with natural light. The property boasts gas central heating and double glazing and worthy of the mention is the spacious dining kitchen and sizeable rear garden which boasts a high level of privacy.

Upon entering this beautiful family home, you are immediately welcomed into the entrance vestibule which is extremely bright and laid with dark blue carpeting which extends seamlessly through to the hallway. A carpeted staircase with handrail ascends to the first floor and the hall also gives way to the convenient cloakroom toilet, fitted out with a WC and wash hand basin. Situated to the front of the house is the tasteful lounge, light and airy with two large windows providing a dual aspect and finished with neutral decor and carpeting. The generous room proportions allow ample space for both living and dining furniture. The spacious kitchen / diner is fitted with a wide array of quality wall and base units with contrasting dark worktops incorporating a fantastic breakfast bar for informal dining, sink and a range of integrated appliances. There is ample space for a dining table and chairs and a door provides access to a capacious utility room which is well equipped and fitted with white base and wall units with co-ordinating work surfaces and tiled splashback behind. The freezer is to remain and there is further space available to host laundry appliances. A door provides access out to the rear garden and a further door provides access into the garage.



Utility Room



Bedroom



Bedroom



Bedroom

Ascending the carpeted staircase to the upper floor, the landing provides access to all remaining accommodation and a hatch to the partially floored loft space which is equipped with a ladder and light. There are three generous double bedrooms, all boasting neutral decor, quality carpeting and generous storage with a double built-in wardrobe with stylish sliding mirrored doors. The fourth bedroom is also a good sized double bedroom and although this room does not have built-in storage, the generous proportions allow ample space for a range of freestanding bedroom furniture as desired. Completing the layout is the lovely bathroom suite, fitted out with a shower over the bath set into modern aqua panel, wash hand basin and WC set in a large white gloss vanity unit with tiled walls and a wall mounted mirror with downlighters. There is a large opaque window to the side and a chrome heated towel rail.

The property occupies a most generous corner plot with a long front garden which is laid in lawn with attractive shrubs and plants in the borders. An extensive driveway is located to the side of the property with off street parking for up to three cars and leading to the garage with up and over door. To the rear, is a sizeable garden, laid in lawn with colourful shrubs, plants and trees in the borders and a large paved patio providing a lovely spot to sit out in the warmer months. The garden is fully enclosed, providing a safe space for children and pets and complete with a water tap and shed which is to remain as part of the sale.

Early internal viewing is recommended for full appreciation of the space and peaceful setting on offer.

Accommodation

Lounge	11'8" x 19'3"	3.56m x 5.87m
Kitchen / Diner	11'1" x 19'2"	3.38m x 5.84m
Utility Room	11'4" x 8'3"	3.46m x 2.52m
Garage	12'6" x 9'1"	3.81m x 2.77m
Bedroom	11'2" x 8'3"	3.4m x 2.52m
Bedroom	11'3" x 10'5"	3.43m x 3.18m
Bedroom	11'10" x 10'5"	3.61m x 3.18m
Bedroom	11'1" x 8'5"	3.38m x 2.57m
Bathroom	9'5" x 5'0"	2.87m x 1.52m



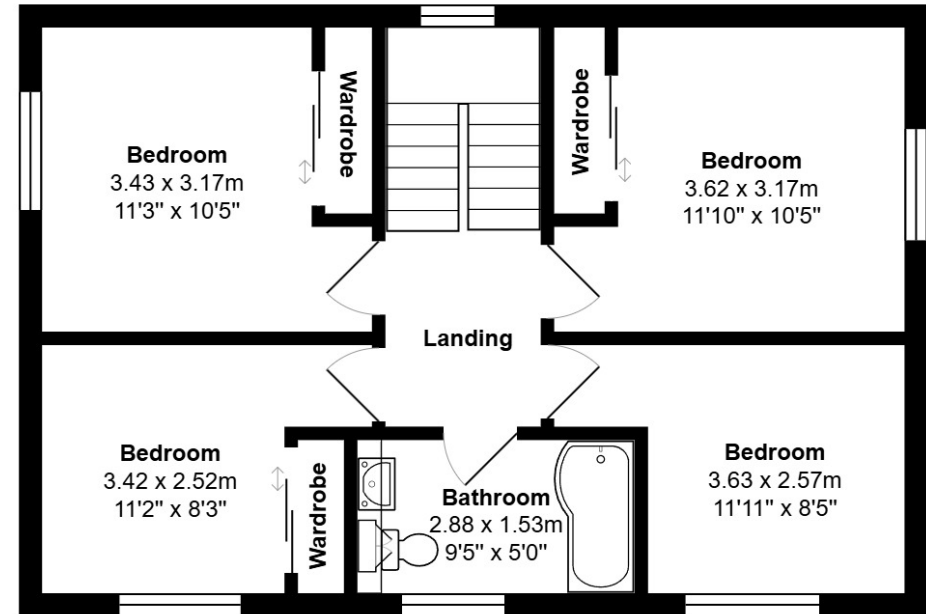
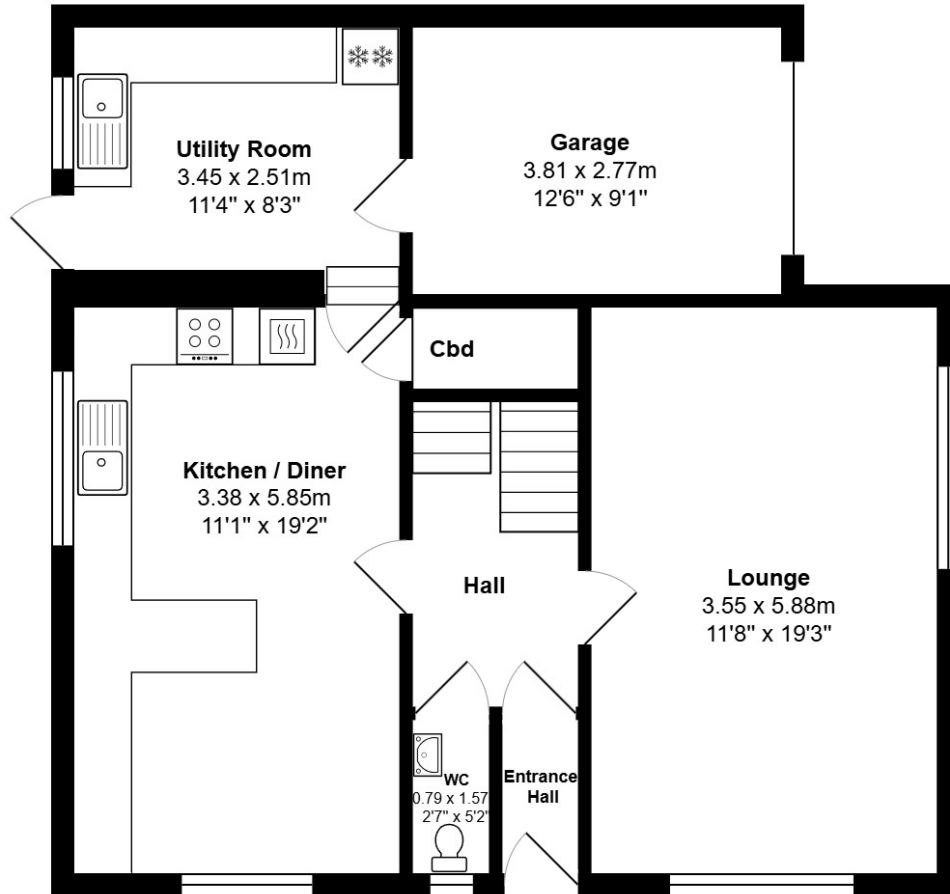
Bathroom



Rear Garden

Floorplan

68 Newburgh Road



Directions

From the Parkway exit north into Scotstown Road. At the traffic lights exit left into Jesmond Drive. Exit right into Newburgh Drive after Glashieburn Primary School. Take the first right into Newburgh Road.

Location

Bridge of Don is a popular suburb situated to the north side of Aberdeen and 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 and Tesco 24 hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

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 07849 410155 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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