



28 Slains Circle,
Bridge of Don, Aberdeen, AB22 8TW

**ledingham
chalmers**
estate agency



Hallway



Dining Kitchen



Dining Kitchen

Two bedroom semi-detached dwellinghouse

- Gas Central Heating with Hive smart controls
- Full Fibre Broadband connected
- Two Double Bedrooms and versatile Box Room
- Bright rear Lounge with access to the Rear Garden
- Front facing stylish Kitchen with space for dining
- Off street Parking directly to the front and side



Two beds.



One bathroom.



One public room.

Enjoying a quiet position within the ever popular Bridge of Don area, this two bedroom home offers well proportioned accommodation and a fully enclosed rear garden, making it an excellent purchase for first-time buyers or young families.

The property boasts gas central heating with a Hive smart heating system, double glazing throughout and full fibre broadband, making the property well equipped for modern living.

The welcoming entrance hall provides access to the ground floor accommodation. Positioned to the front of the property, the bright kitchen offers an excellent range of stylish wall and base units together with ample worktop space and enjoys an open outlook to the front. The kitchen is generous in size, offering space for dining and incorporates a range of appliances, all integrated appliances and the washing machine will be included within the sale. The free standing fridge freezer is available by separate negotiation.

Situated to the rear, the spacious lounge is flooded with natural light and provides an ideal space for both relaxing and entertaining. A door provides direct access into the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces.



Lounge



Bedroom



Bedroom

A carpeted staircase provides access to the upper floor landing which hosts two built-in storage cupboards and a hatch to the partially floored loft space.

On the upper floor are two bedrooms, comprising two comfortable double bedrooms and a versatile third box room which is ideally suited as a home office, nursery or dressing room. The accommodation is completed by the family bathroom which is fitted with a modern three piece suite.

Externally, a driveway to the side provides off street parking and there are further parking spaces available directly outside the front of the property. The enclosed rear garden provides a private outdoor space ideal for children, pets or summer entertaining, while the front of the property enjoys a neat, low maintenance setting.

This lovely home would be great for any growing family, and early viewing is recommended.



Box Room

Accommodation

Dining Kitchen	11'9" x 12'7"	3.58m x 3.84m
Lounge	15'0" x 13'5"	4.57m x 4.09m
Bedroom	11'11" x 12'7"	3.63m x 3.84m
Bedroom	11'11" x 10'11"	3.63m x 3.33m
Box Room	6'2" x 6'8"	1.88m x 2.03m
Bathroom	6'2" x 6'0"	1.88m x 1.83m



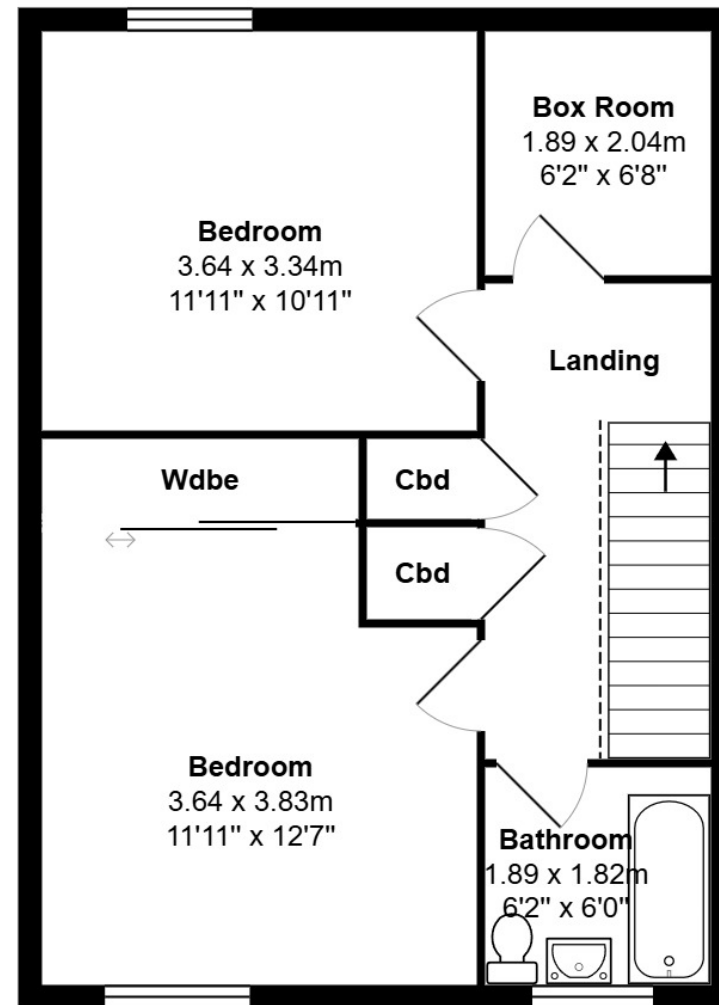
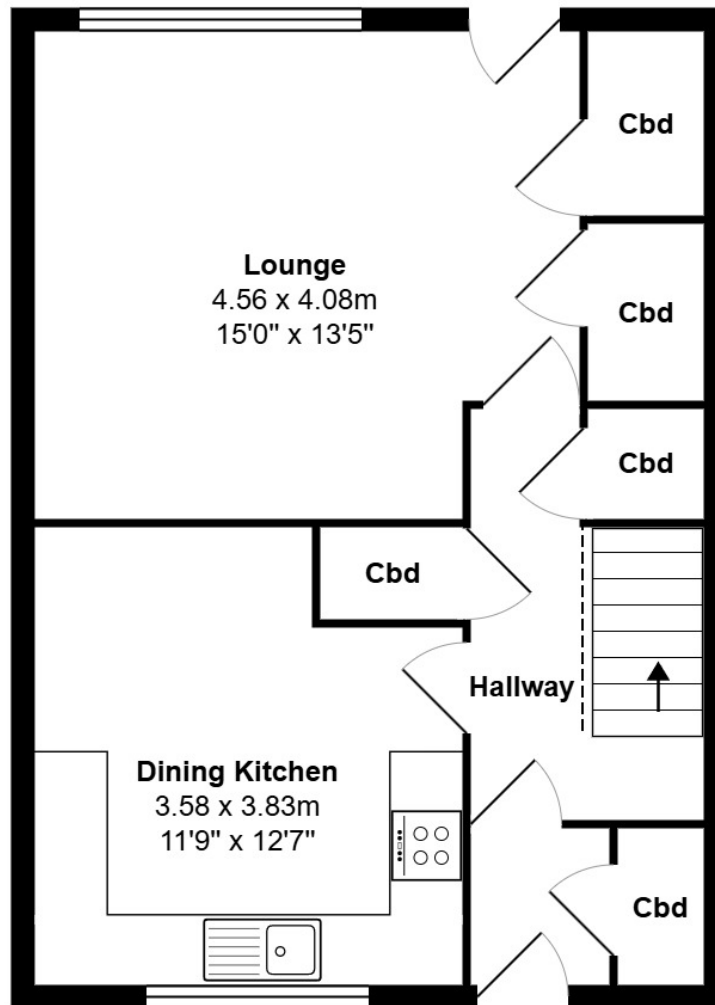
Bathroom



Garden

Floorplan

28 Slains Circle



Directions

Travel north on Anderson Drive and at the Haudagain Roundabout continue straight ahead onto Mugiemooss Road. Turn right at the roundabout and continue across the bridge and roundabout onto the Parkway. At the next roundabout turn left into Whitestripes Avenue and take the first right into Valentine Road. Continue along this road taking the third turning on the right into Slains Circle, then the second right and number 28 is on the right as indicated by our For Sale Sign.

Location

Bridge of Don is a popular, expanding residential suburb situated some four miles from the centre of Aberdeen. The area is well served by public transport facilities, Primary and Secondary Schools within walking distance and by shopping facilities including an Asda superstore at Bridge of Don and Tesco Superstore at Danestone. Most parts of the city are readily accessible by some of the main arterial routes with the location also offering easy access to the airport and the oil related offices at both Bridge of Don and Dyce.

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 07857 283421 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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