



**109 Jesmond Avenue,**  
Bridge of Don, Aberdeen, AB22 8UE

ledingham  
chalmers  
estate agency



Lounge



Dining room



Kitchen

## Three bedroom semi detached dwellinghouse with garage

- Loc bloc Driveway to front providing ample parking
- Fully equipped Garage with power, light and electric door
- Enclosed low maintenance Garden to rear
- Three good sized Bedrooms
- Generous storage facilities throughout
- Beautiful Lounge and Dining Room with open aspect



Three beds.



One bathroom.



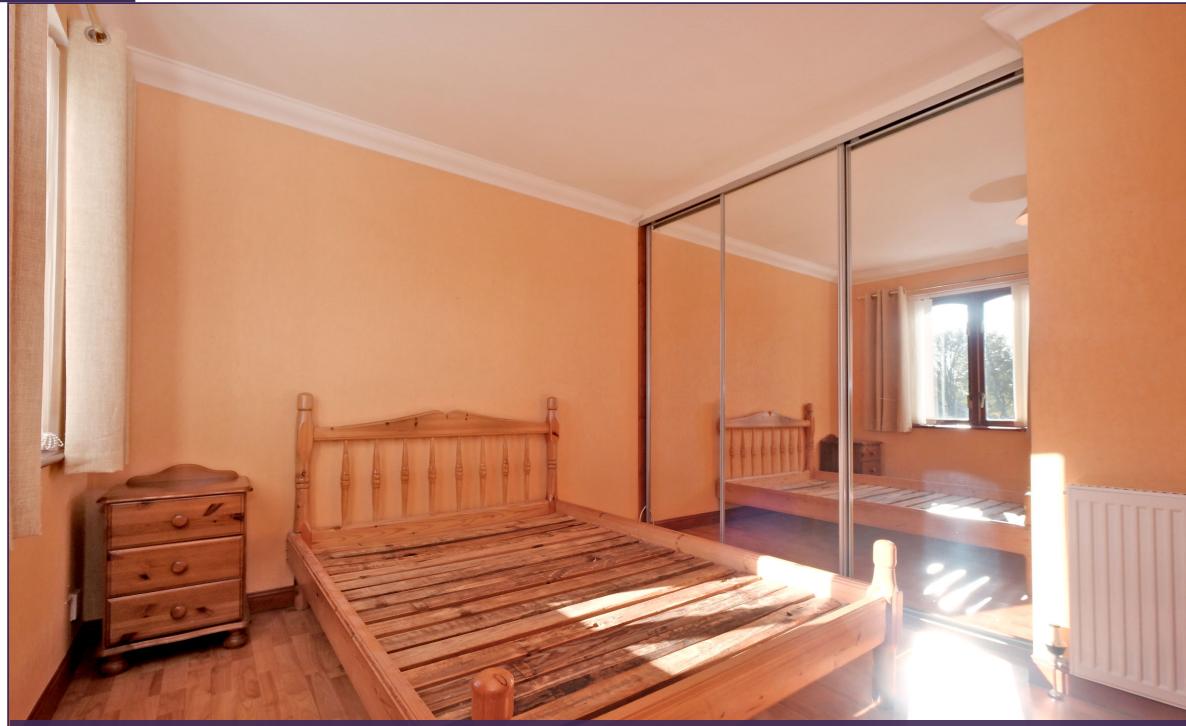
Two public rooms.

**Located in the desirable Bridge of Don area, this well-maintained three-bedroom semi-detached dwellinghouse offers a perfect blend of modern comfort and convenience.**

The property boasts a newly replaced loc block driveway, providing off-street parking for multiple vehicles, as well as an appealing first impression. Inside, the home features contemporary décor throughout, with stylish finishes and attention to detail that make it feel fresh and inviting. The spacious living areas offer plenty of natural light, creating a warm and welcoming atmosphere ideal for both relaxing and entertaining.

Upon entering this beautiful home, the porch provides entry into the hallway which leads to all accommodation and boasts a large storage cupboard which could easily be converted into an office space, ideal for those working from home. The cloakroom toilet is also located off the hallway and is fitted with a WC and wash hand basin.

The property features a spacious living room, perfect for every day living with natural light flowing through the large windows. Bi-fold doors provide access to the dining / family room which creates a generous open space, ideal for entertaining and hosting. An archway from the dining/family room leads through the sleek kitchen which is fully equipped and offers plenty of storage and workspace, ideal for family life.



Bedroom



Bedroom



**Bedroom**



**Bathroom**

A carpeted staircase leads you to the upper floor where you'll find three good sized bedrooms, each offering ample space and flexibility for different living arrangements. Two of the three bedrooms benefit from built-in wardrobes and there is further storage cupboards available on the upper landing. The home is also complemented by a modern family bathroom, tastefully designed with contemporary fittings and finishes.

Externally, the property boasts a newly replaced loc bloc driveway, providing off-street parking for multiple vehicles and leading to the garage which is equipped with power, light and electric door. The rear garden is low maintenance and laid in patio offering a private space to relax. The garden is fully enclosed, creating a safe space for children and pets to play.

With the modern conveniences of both gas central heating and double glazing throughout, this is a fantastic opportunity to suit the needs of a variety of purchasers and early viewing is encouraged to fully appreciate this superb home.

## Accommodation

|                    |               |               |
|--------------------|---------------|---------------|
| <b>Lounge</b>      | 10'8" x 16'4" | 3.25m x 4.98m |
| <b>Dining Room</b> | 10'8" x 9'5"  | 3.25m x 2.87m |
| <b>Kitchen</b>     | 9'11" x 9'5"  | 3.02m x 2.87m |
| <b>WC</b>          | 6'8" x 4'8"   | 2.03m x 1.42m |
| <b>Garage</b>      | 10'0" x 23'0" | 3.05m x 7.01m |
| <b>Bedroom</b>     | 10'6" x 9'3"  | 3.2m x 2.82m  |
| <b>Bedroom</b>     | 10'6" x 13'9" | 3.2m x 4.19m  |
| <b>Bedroom</b>     | 10'5" x 10'7" | 3.18m x 3.23m |
| <b>Bathroom</b>    | 6'8" x 9'9"   | 2.03m x 2.97m |



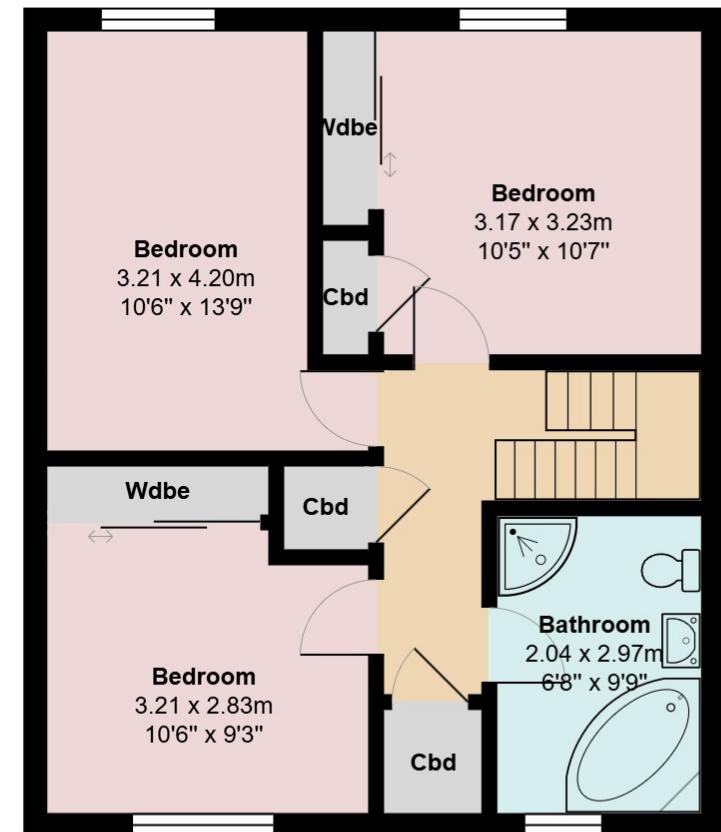
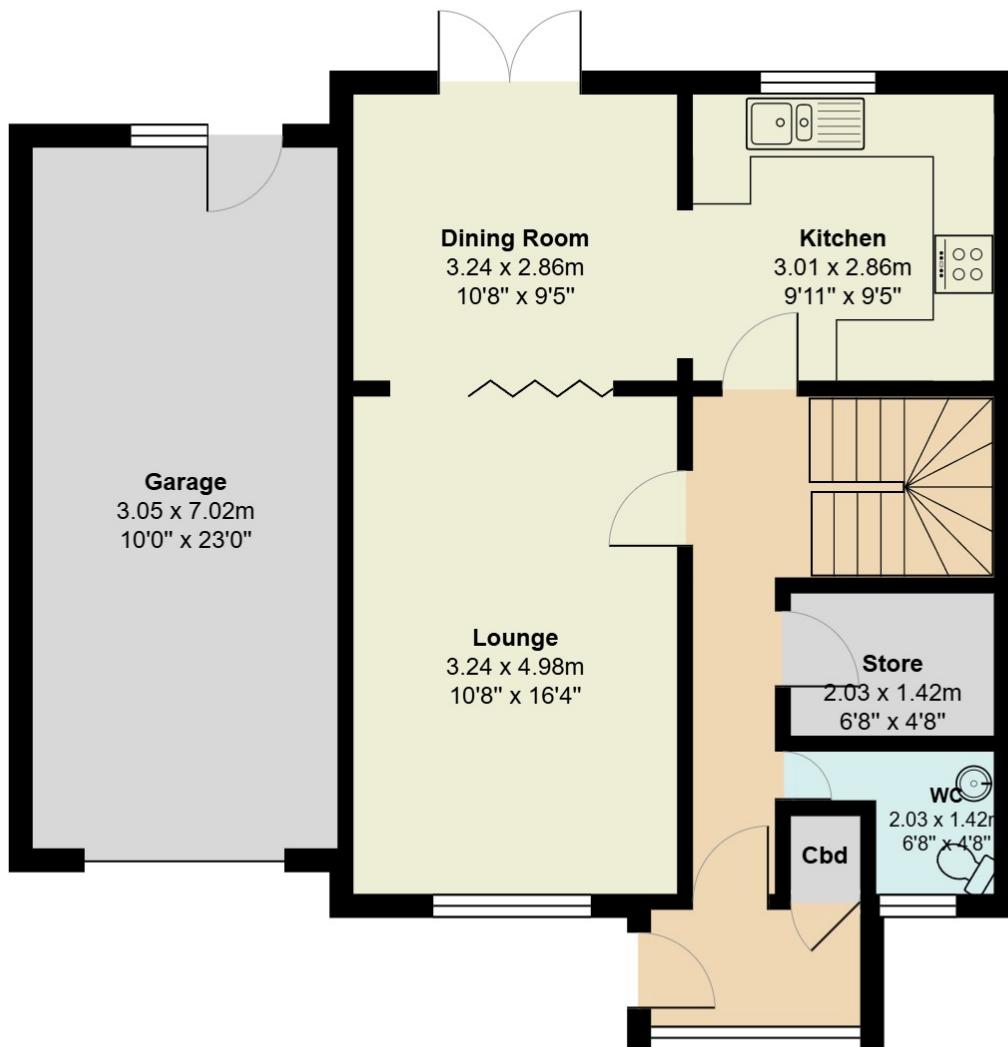
Rear Garden



Rear Garden

## Floorplan

109 Jesmond Avenue



## Directions

From King Street head north on the Ellon Road towards Bridge of Don. At the AECC roundabout turn left onto the Parkway and continue over the first roundabout. At the second roundabout turn right onto Whitestripes Road and first right onto Valentine Road. This road continues into Jesmond Avenue.

## 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.