



24 Broadfold Drive,
Bridge of Don, Aberdeen, AB23 8PB

ledingham
chalmers
estate agency





Three bedroom semi-detached dwellinghouse

- Fantastic location with local amenities nearby
- Three excellent sized Bedrooms
- Modern Kitchen with appliances included in sale
- Bright and airy Lounge with TV media wall
- Two stylish Bathrooms, one on each floor
- Generous Garden to rear



Three beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this immaculate three bedroom semi-detached dwellinghouse with off street parking.

Located in the popular area of Bridge of Don, the property is well situated for access to the local industrial estates, Aberdeen City Centre, Dyce and beyond.

The property has been extended into the roof space to create further modern and spacious family living space. Providing well proportioned living accommodation of tasteful decoration throughout, this property is ready to move into with a minimum of fuss. Ideal for a professional couple, young family or those looking to downsize, early viewing is highly recommended.

Upon entry, you are immediately welcomed into the L-shaped reception hallway which is of neutral decoration, complementing the attractive laminate wood effect flooring. Within the hallway, a generously sized under stair cupboard provides great storage space, while also housing the electricity circuit breaker and gas meter.

From the hallway, you will find the bright and airy lounge which overlooks the front of the property via a large window which provides lots of natural light. Of neutral décor, laminate wood effect flooring continues throughout the lounge and into the kitchen. The room is generous in size, offering ample space for free standing soft furnishings and a dining table and chairs if so required. A range of ceiling spotlights are controlled by dimmer switch – ideal for creating the perfect atmosphere either when entertaining or relaxing.



Kitchen



Kitchen



Bedroom



Bedroom

From the lounge, partially glazed sliding panel doors provide access to the kitchen, which is fitted with a range of attractive dark grey base and wall units with chrome handles. Overlooking the front garden, wood effect roll top work surfaces with splash back trim incorporate a stainless steel sink with drainer and a Lamona 4 ring electric hob with extractor fan above. Featuring an integrated oven, there is also space for other freestanding white appliances within the Kitchen. The Alpha central heating boiler is concealed within one of the storage units, while there are also a range of ceiling spotlights.

With a large window overlooking the rear garden, bedroom three is a well proportioned room of neutral décor and grey carpeting. Featuring twin fitted wardrobes which provide both shelf and hanging space, this bedroom would also be equally suitable as a formal dining room or family room if preferred.

Completing the ground floor accommodation is the family bathroom. Of neutral décor and fitted with dark vinyl flooring, the bathroom includes a modern white three piece suite.

Ascending the carpeted staircase, the first floor landing includes a deep shelved fitted cupboard with lighting. While the landing is fitted with a range of spotlights, a window above the staircase provides natural light.

Enjoying a front facing aspect, the L-shaped main bedroom is generously proportioned, providing plenty of space for freestanding bedroom furniture. Again with neutral décor and grey carpeting, the main bedroom also includes twin light fittings.

Bedroom two is a further well proportioned room which enjoys far reaching views over the rear garden. With neutral décor and grey carpeting, there is also a central light fitting.

Completing the living accommodation is the modern shower room which is fitted with a white two piece suite, in addition to a fully tiled shower enclosure.

Outside, the property is situated within generously proportioned garden grounds, with plentiful off street parking to the side of the property. The front garden is laid to lawn and a paved pathway to the rear of the property leads up a set of steps to the elevated rear garden. Bordered by timber fencing and mature hedging, the garden features an extensive patio area, ideal for relaxing in the summer months. Worthy of mention, there is a solid outhouse with patio doors which could easily be converted into a gym, office or home business.



Bathroom



Bedroom



Bedroom



Bedroom

Accommodation

Lounge	16'0" x 10'9"	4.88m x 3.28m
Kitchen	8'8" x 7'8"	2.64m x 2.34m
Bedroom	12'1" x 10'9"	3.68m x 3.28m
Bathroom	9'0" x 5'7"	2.74m x 1.7m
Bedroom	9'11" x 10'5"	3.02m x 3.18m
Bedroom	13'2" x 16'8"	4.01m x 5.08m
Bathroom	6'6" x 5'9"	1.98m x 1.75m
Outhouse	9'8" x 15'3"	2.95m x 4.65m



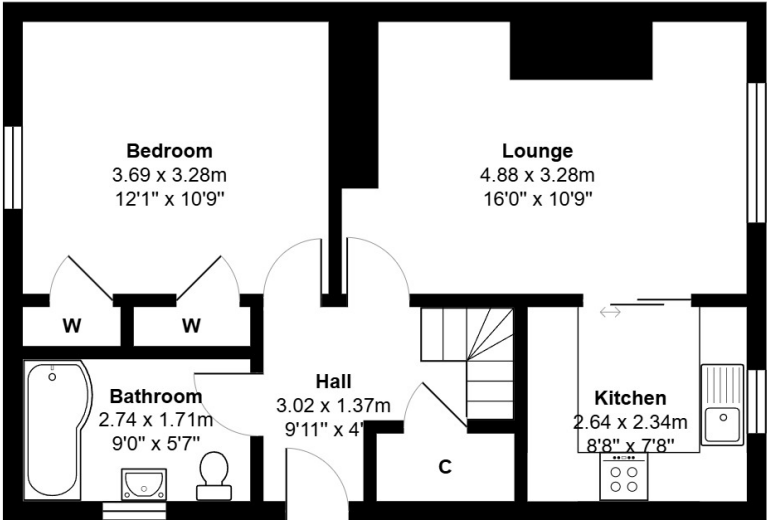
Bedroom



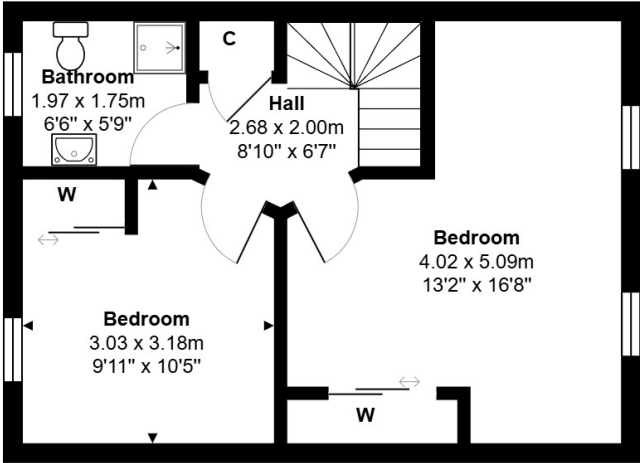
Shower Room

Floorplan

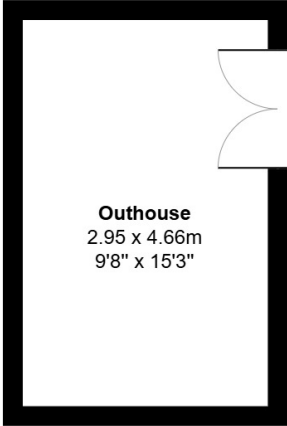
24 Broadfold Drive



Ground Floor



First Floor



Outbuilding



Rear Garden

Directions

From Aberdeen, proceed along King Street into Bridge of Don. Continue along Ellon Road, passing the Territorial Army Centre on the right hand side. At the roundabout, take the first left and thereafter the first right into Broadfold Drive. No 24 is located a short distance ahead on the right hand side.

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 07843 254554 or 07749 567142 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

01224 632 500
property@ledinghamchalmers.com

lcea.com



Rear Garden