

43 Jesmond Avenue North,
 Bridge Of Don, Aberdeen, AB22 8WJ

Price Over
£157,000

Under offer

 **2**  **1**  **1**   **82 m²** EPC **D** Council Tax Band **C**



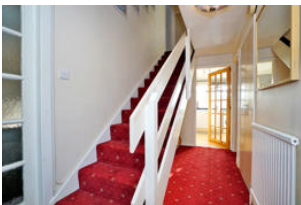
Contact Solicitor

Ledingham Chalmers LLP
 Johnstone House, 52-54 Rose Street
 (Sales)
 Aberdeen
 AB10 1HA

01224-632500

property@ledinghamchalmers.com

<http://www.ledinghamchalmers.com>



Features  Garden

Description

We are delighted to offer for sale this spacious **two bedroomed end terraced dwellinghouse** situated in a quiet established residential area. The house is well located for the excellent shopping facilities on Jesmond Drive, including Asda Superstore, the Jesmond Sport Centre, Medical Practice and the many other facilities in Bridge of Don. There are primary schools and secondary schools only a short walk away. There are also a range of recreational facilities including swimming pool, bowling, library and golf course. Regular public bus services run on nearby Jesmond Drive. The location is also ideal for commuting to the Industrial Estates at Bridge of Don, Dyce or Ellon.

The property is serviced by full gas central heating (combi boiler installed in 2015). It is also fully double glazed. Viewing is highly recommended.

The accommodation comprises:

Entrance Porch/Hall: Double glazed porch to the front leads to hall which gives access to all rooms. Open stairway leading to upper floor. Large walk-in cloakroom with units and shelves. Electricity meter housed here (smart meter fitted). Separate storage cupboard with shelves.

Lounge (3.8m x 3.35m approx.)/Dining Area (3m x 2.4m approx.) Elegant room with large windows to front and rear allowing for plenty of light. Vertical blinds. Metal curtain poles. Two radiators. Fitted carpet.

Dining Kitchen (4.6m x 2.7m approx.) Spacious kitchen with large window overlooking the rear patio. Good range of wall and base units with ample work surfaces. One and a half bowl stainless steel sink and drainer with matching taps. Vinyl flooring. Vertical blind. Radiator.

Bathroom: Good sized bathroom with three piece white suite comprising w.c., bath and pedestal sink. Shower installed over bath in 2015. Shelved unit. Vinyl flooring. Window. Spotlights.

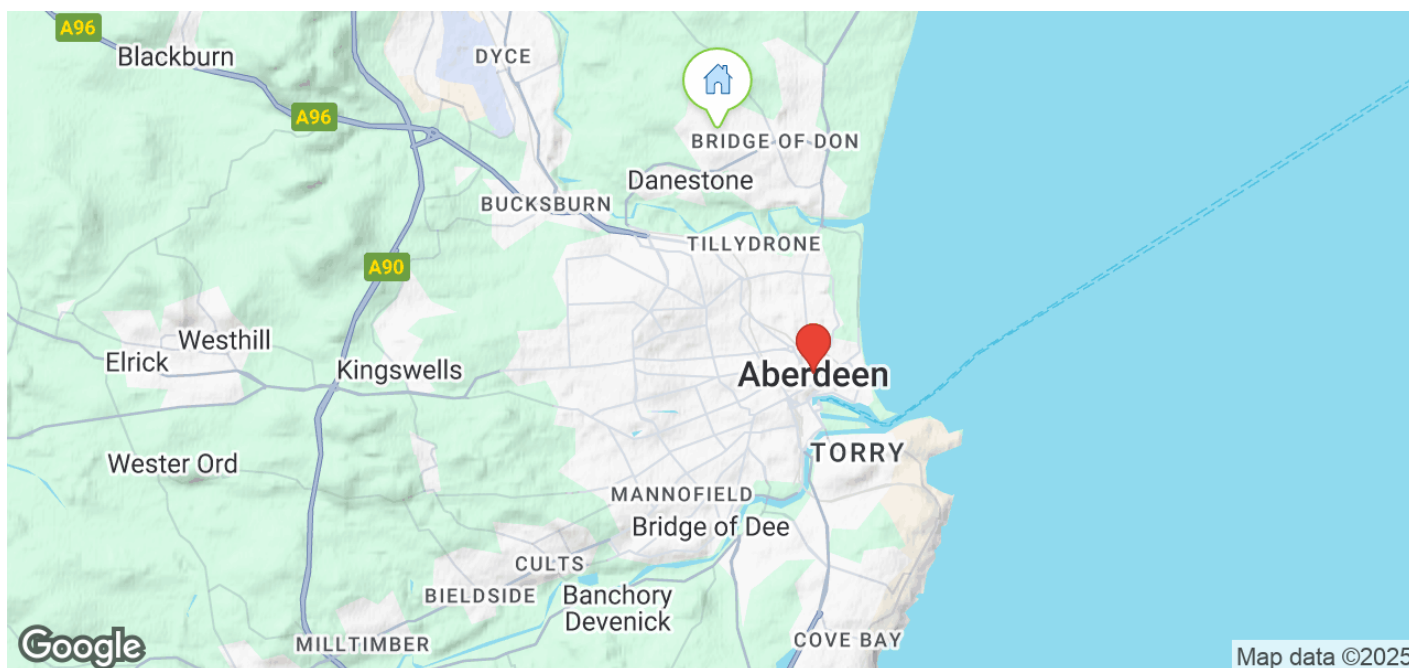
Upper Hall with large shelved linen cupboard.

Bedroom 1 (4.2m x 3.4m approx.) Large bedroom with window to the front. Large fitted cupboard with handrail. Separate large cupboard with shelves and third cupboard for extra storage. Neutral carpet. Radiator. Hatch to insulated loft.

Bedroom 2 (4.3m x 2.7m approx.) Further double bedroom with velux windows to rear. Again this room has two large fitted cupboards with plenty of storage. Velux blinds. Radiator.

Outside: To the front, there is an attractive garden laid out in lawn with mature plants and shrubs. The rear garden, which is fully enclosed, comprises a large patio and a range of mature shrubs. Rotary drier. Side gate.

Directions: From Aberdeen travel north on North Anderson Drive and continue straight on at the Haudagain Roundabout onto Mugiemoor Road. Turn right over the bridge and proceed straight on at the next roundabout onto the Parkway. At the next roundabout turn left onto Whitestripes Avenue, proceed until you reach Jesmond Avenue North which is on your right. Number 43 is on the right.



View this property here

<https://www.aspc.co.uk/search/property/356651/43-Jesmond-Avenue-North/Aberdeen/>

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