

89 Jesmond Grange,
 Bridge Of Don, Aberdeen, AB22 8HD

Price Over
£157,000

Under offer

 **2**  **1**  **1**   **63 m²** EPC **C** Council Tax Band **C**



Contact Seller

Sutherland - 07930 657862

Features  Garden

Description

Situated in a modern residential development in the popular area of Bridge of Don, this deceptively spacious **two bedroom semi detached Villa** is offered for sale. The property would represent an excellent purchase for first time buyers or young families and is of fresh decorative appearance throughout with tasteful modern colour schemes. Benefits include gas central heating, double glazing and superb storage space.

- 2 Double Bedrooms
- Gas C.H & D.G
- Ample Storage Space
- Allocated Parking Space

The accommodation comprises welcoming entrance hallway, elegantly proportioned front facing lounge tastefully presented in neutral tones and set on open plan with the beautiful kitchen which is fitted with a range of contemporary wall and base mounted units with a range of quality integrated appliances. A large built in cupboard provides additional storage space. Further enhancing the ground floor accommodation is the cloakroom toilet which is fitted with a white two piece suite. A carpeted staircase leads to the upper hallway which benefits from a large built in cupboard and provides access to the remaining accommodation. There are two excellent sized double bedrooms situated to the front, both of which benefit from built in wardrobes with mirror sliding doors. Access is also provided to the loft via a hatch in the second bedroom. Completing the accommodation, the centrally located bathroom is fitted with a white three piece suite incorporating a shower over the bath.

Externally, the exclusive garden area to the front is laid to lawn and the property benefits from an allocated parking space in the residents car park together with ample visitor spaces. All carpets, curtains, binds, light fittings and shades will remain together with all kitchen white goods.

Bridge of Don is a popular expanding residential area situated approximately 4 miles from the centre of Aberdeen. The area, along with nearby Danestone; is well served by Primary and Secondary Schools:- shopping facilities including an Asda superstore at Bridge of Don and Tesco superstore at Danestone and there are a wide range of local sporting recreational attractions. Excellent public transport facilities and Aberdeen city are readily available by a variety of arterial routes. The location is also extremely convenient for the airport and all related offices at Bridge of Don and Dyce.

GROUND FLOOR

ENTRANCE HALLWAY: 5'4" x 3'4"

CLOAKROOM TOILET: 8'4" x 4'8"

LOUNGE: 17'8" x 11'1"

KITCHEN: 12'3" x 7'8"

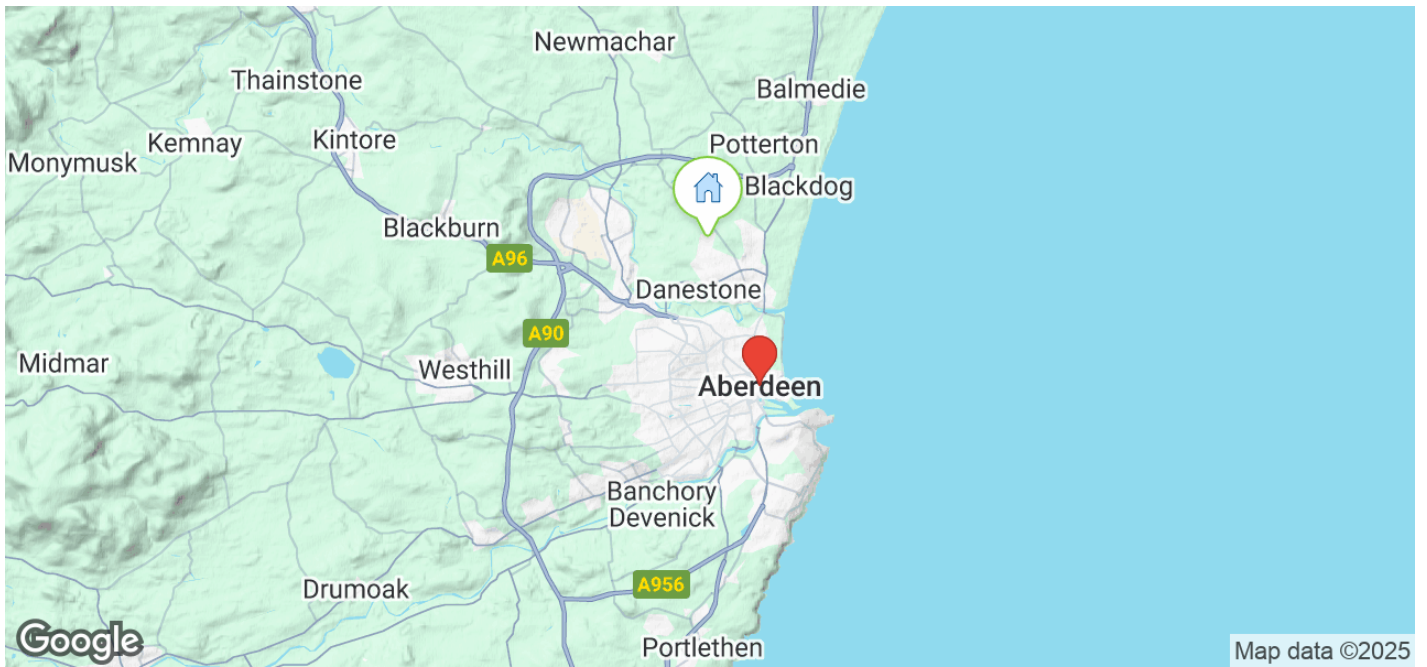
UPPER FLOOR

UPPER HALLWAY: 8'2" x 6'9"

BEDROOM: 11'0" x 8'8"

BEDROOM: 11'0" x 8'7"

BATHROOM: 8'0" x 6'4"



View this property here

<https://www.aspc.co.uk/search/property/357713/89-Jesmond-Grange/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.