



22 Jesmond Grange, Bridge of Don,  
Aberdeen, AB22 8HA

Offers Over £150,000

**peterkins**



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- Stunning Four-Plex Style Home
- Open Plan Living/Dining Room & Breakfast Kitchen
- Cloakroom
- Double Bedroom
- Further Bedroom/Dressing Room
- Newly Installed Shower Room
- Gas Central Heating
- Double Glazing
- Low Maintenance Private Garden
- Allocated Parking Space

Viewing contact Peterkins  
(01224) 428100

Ref: 48071/1

EPC: B

Council Tax: D

Tenure: Ownership

**Description:**

Early viewing is essential to appreciate the chic interior of this **two-bedroom four-plex style home** which forms part of a modern development within a popular Bridge of Don location. The property is presented in immaculate condition and has been upgraded by the current owners to a high specification affording the discerning purchaser to move in with the minimum of inconvenience. The property is accessed from the rear of the building and comprises of: Entrance; cloakroom; open plan living/dining room and contemporary breakfast kitchen with a staircase leading to the upper floor. Upper Floor: Bright and airy double bedroom; further bedroom which is being utilized as a dressing room; newly installed shower; loft access. Outside there is a low maintenance private garden and an allocated parking space within the resident's car park. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, blinds and certain furniture/furnishings will be included in the sale.

**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, doctors and dentists, 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, community centre, 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.

**Directions:**

Travelling north on the Aberdeen to Ellon Road at the second roundabout take the first exit onto "The Parkway". Continue ahead and at the next roundabout take the third exit onto Scotstown Road. Turn left at the traffic lights onto Jesmond Drive, follow the road round for some distance passing Asda and Oldmachar Academy, then turn right onto Jesmond Grange.

**Entrance:**

The entrance is entered via a part glazed exterior door and leads through to the open plan living/dining room and breakfast kitchen.

**Cloakroom:**

Attractive cloakroom fitted with a white two-piece suite; large wall mounted mirror; radiator; extractor fan; downlighter; tiled floor.

**Open Plan Living/Dining Room & Breakfast Kitchen: 22'5 x 17'3 (6.83m x 5.25m) approx.**

The stylish living/dining area has a carpeted staircase with balustrade and handrail leading to the upper floor; triple formation window to the front of the property fitted with a "Day to Night" blind operated by remote control; under stair storage area; wall mounted central heating controls; two radiators; downlighters; tiled floor. **Note:** The sofas, dining table/chairs and wall mounted television/bracket will be included in the sale.

The contemporary "Wren" breakfast kitchen is fitted with an excellent range of high gloss marble effect base and wall mounted cabinets linked by contrasting work surfaces and splashbacks; under cabinet lighting; breakfast bar with a feature bar style light fitting above; gas hob with a modern extractor hood above; built-in oven; integrated fridge/freezer and washing machine; wine fridge; window to the side of the house fitted with a "Day to Night" blind operated by remote control; wall cabinet housing the central heating boiler; heat and CO detectors; downlighters; tiled floor.



#### Upper Hallway:

The upper hallway gives access to the remaining accommodation; built-in storage cupboard with hanging rail; access to the loft; heat detector; downlighters; fitted carpet.

#### Bedroom 1: 11'0 x 8'4 (3.36m x 2.53m) approx.

Bright and airy double bedroom with a front aspect; window fitted with a "Day to Night" blind operated by remote control; radiator; downlighter; fitted carpet. **Note:** The bedside tables will be included in the sale.

#### Bedroom 2: 10'0 x 6'3 (3.05m x 1.91m) approx.

The second bedroom is currently being utilised as a dressing room; open wardrobes with shelves and hangings rails providing fantastic hanging and storage space; window to the front of the property fitted with a "Day to Night" blind operated by remote control; sounds system; radiator; downlighters; fitted carpet.

#### Shower Room:

The newly installed shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into vanity units and a walk-in shower unit complete with a mixer shower and rainfall/handheld fittings; aqua panels and wall tiles; LED illuminated circular mirror; chrome ladder radiator; extractor; downlighters; LVT flooring.

#### Outside:

The fully enclosed private garden is laid for low maintenance to granite chips and paving slabs. There is also a wonderful, decked area ideal for al-fresco dining together with a shed and rotary dryer. **Note:** The gas and electricity meters and located on the gable end of the property.

#### Parking:

There is an allocated parking space within the resident's car park.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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