

10 Jesmond Grove, Bridge of Don,
Aberdeen, AB22 8UZ

Offers Over £325,000

peterkins













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- Detached Bungalow Situated in a Quiet Cul-De-Sac
- Living Room with Patio Doors to the Side Garden
- Dining Kitchen with "French" Doors to the Side Garden
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Driveway & Single Garage

Viewing contact Peterkins
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Ref: 48557/1
EPC: C
Council Tax: Band F
Tenure: Ownership

Description:

We are pleased to offer for sale this **four-bedroom detached bungalow** situated in a quiet cul-de-sac in a desirable Bridge of Don location. The property is decorated in neutral tones and would make an ideal purchase for those looking for accommodation all on one level. The family accommodation comprises of: Entrance vestibule; exceptionally spacious living room with patio doors leading out to the side garden; dining kitchen with appliances and "French" doors leading out the side garden; inner hallway; master bedroom with en-suite shower room; three further bedrooms; family bathroom; loft access. Outside there are well-maintained gardens and a double-width driveway which leads up to the single garage. Heating is provided by a gas central heating system, and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains 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 roads, 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 left onto Jesmond Grove.

Entrance Vestibule:

A part-glazed exterior door with glazed side panel gives access to the entrance vestibule; built-in shelved storage cupboard housing the electric meter; pendant light fitting; solid wood floor; a glass panelled door leads through to the living room.

Living Room: 23'8" x 18'5" (7.22m x 5.61m) approx.

Exceptionally spacious living room featuring large patio doors which lead out to the side garden; window to the front of the property fitted with vertical blinds which allows additional light flow into the room; wall mounted central heating controls; four wall lights; two radiators; smoke detectors; three branch ceiling light fitting; solid wood floor; an archway gives access to the dining kitchen and a glass panelled door leads through to the inner hallway.

Dining Kitchen: 19'5" x 11'11" (5.93m x 3.64m) approx.

Generously proportioned dining kitchen fitted with a comprehensive range of white high gloss base and wall mounted cabinets with contrasting work surfaces; 1.5 x stainless steel sink and drainer with a mixer tap; five ring ceramic hob with a stainless steel chimney style extractor hood above; washing machine; dishwasher; integrated tall fridge and freezer; separate kitchen island with additional base cabinets for extra storage; window fitted with a roller blind overlooks the rear garden; smoke and heat detectors; pendant light fitting and spotlights; tile effect laminate flooring; "French" doors give access to the side garden and a part glazed exterior door leads out to the rear garden.

Inner Hallway:

The inner hallway gives access to the remaining accommodation; large built-in storage cupboard; loft access via a "Ramsay" ladder; two smoke detectors; two pendant light fittings; laminate flooring.





Master Bedroom: 18'1" x 8'10" (5.51m x 2.70m) approx.
Well-appointed master bedroom with a rear garden aspect; two windows fitted with vertical blinds; built-in wardrobes with sliding mirrored doors; wall mounted television and bracket; two wall mounted shelving units; radiator; pendant light fitting; laminate flooring; door to the en-suite shower room.

En-Suite Shower Room:
Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin with pedestal and an aqua panelled shower unit complete with a mixer shower; wall tiles; two wall mounted glass display shelves and mirror; frosted window to the rear of the house; ceiling light fitting; tiled floor.

Bedroom 2: 9'5" x 9'3" (2.87m x 2.82m) approx.
Bright and double bedroom with a window to the front of the property fitted with vertical blinds; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; laminate flooring.

Bedroom 3: 11'11" x 8'8" (3.62m x 2.63m approx.
Good sized third double bedroom with a front outlook; window fitted with vertical blinds; space for a free-standing wardrobe; radiator; pendant light fitting; solid wood floor.

Bedroom 4: 10'6" x 8'8") 3.20m x 2.63m approx.
The third single bedroom is also positioned to the front of the house; radiator; pendant light fitting; solid wood floor.

Bathroom:
The fully tiled bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath with a handheld shower attachment; wall mounted mirrored medicine cabinet; frosted window to the rear of the house; chrome ladder style radiator; ceiling light fitting; tiled floor.

Outside:
The property is surrounded by well-maintained gardens, complete with a paved patio and a decking area featuring a pergola—perfect for outdoor entertaining. Additional outdoor amenities include a practical water tap, greenhouse and three garden sheds providing ample storage.

Parking/Garage:
There is a double width driveway to the front of the property which leads up to the single garage with an automatic door and power/light installed. The garage also houses the central heating boiler, tumble dryer and further freezer.

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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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