



85 Jesmond Road, Bridge of Don, Aberdeen AB22
8NY

Offers over £225,000

TWO/THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY AND GARAGE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW in an ever popular residential location within Bridge of Don. Benefitting from gas central heating and double glazing, the property has been extended to the rear with the addition of a Sun Room. The accommodation comprises: Entrance Vestibule; Inner Hall; modern Kitchen/Dining Room on open plan; spacious Lounge with picture window to front; Bathroom; Bedroom 3/Sitting Room, with Sun Room off; and two further Bedrooms. There are gardens to both front and rear, and a driveway allowing off-street parking for a number of vehicles, which leads to the Single Garage. This is a super opportunity to purchase a sizeable house all on one level, with easily maintained gardens.

Bridge of Don is an established residential suburb lying to the north of the City of Aberdeen, well served by local amenities including a variety of shops serving everyday needs, Asda & Tesco supermarkets, a good choice of pre-school, primary and secondary schools, health centres, churches, coffee shops and restaurants. There are well attended community groups and several challenging golf courses in the area, including the renowned Trump International Golf Links. The area is convenient for access to Aberdeen International Airport, the business parks at Bridge of Don and Dyce, and there is quick access to regular public transport links.

ENTRANCE VESTIBULE & HALL



Accessed via part glazed door to the side of the house, with wooden flooring and matwell. Large cupboard housing the meters and boiler. The main Hall is light and airy, benefitting from good-sized airing cupboard. Two wall lights, smoke alarm, and hatch to Loft space.

KITCHEN/DINING ROOM 15' 9" X 12' 10" (4.80M X 3.91M)



Access via glazed door from the Hall. the Kitchen is fitted with a modern range of high gloss wall and base units, with complementing work surfaces and splashback. Inset sink and drainer with mixer tap and waste disposal unit below window to side. The integrated appliances include dishwasher, microwave, oven, hob and extractor hood, and there is space for fridge/freezer, Inset eyeball ceiling spotlights with dimmer control, central heating radiator and smoke alarm.

DINING ROOM CONTINUED



On open plan with the Kitchen, with glazed door leading to the Lounge, the Dining Room is carpeted and has a window to front allowing natural light. Ceiling light fitting and central heating radiator.

LOUNGE 17' 0" X 12' 7" (5.18M X 3.84M)



The spacious Lounge has dual access from both the Inner Hall and the Dining Room, with a picture window to the front allowing natural light to flood the room. Two wall lights, three central heating radiators, and television point.

BATHROOM 8' 0" X 6' 8" (2.44M X 2.03M)



Fully tiled, the Bathroom is fitted with a white four piece suite comprising wash hand basin, toilet pedestal, bath and separate shower cubicle. Window to side. Ceiling light fitting and central heating radiator.

SITTING ROOM/BEDROOM 3 11' 2" X 11' 0" (3.40M X 3.35M)



Formerly a Bedroom and currently used as a Sitting Room, there is a double built-in wardrobe with sliding glass doors. Sliding doors lead to the Sun Room. Ceiling light fitting, smoke alarm, central heating radiator, and television point.

SUNROOM 10' 8" X 8' 1" (3.25M X 2.46M)



Situated off the Sitting Room/Bedroom 3, this bright room has wall to wall windows with patio door leading to the garden. Laid with laminate flooring, there is an electric heater.

BEDROOM 2/STUDY 10' 7" X 8' 1" (3.23M X 2.46M)



Benefitting from double wardrobe allowing both hanging and shelf storage, there is a window to the rear overlooking the garden. Ceiling light fitting and central heating radiator.

BEDROOM 1 12' 8" X 9' 5" (3.86M X 2.87M)



Double Bedroom, again overlooking the garden to the rear and benefitting from built-in cupboard allowing both hanging and shelf storage. Ceiling light fitting and central heating radiator.

GARAGE 19' 4" X 8' 7" (5.89M X 2.62M)

With up and over door to the front and pedestrian door to the side, this is a sizeable Garage benefitting from both power and light.

EXTERNAL



There are gardens to both the front and rear of the property, the front garden is laid with gravel chips for ease of maintenance, with mature plants and shrubs. The enclosed rear garden is again designed for ease of maintenance with a variety of plants and shrubs allowing a riot of colour in the spring and summer months. There is an outside water tap and slabbed patio area.

A driveway to the side allows off-street parking for a number of vehicles and leads to the Single Garage.

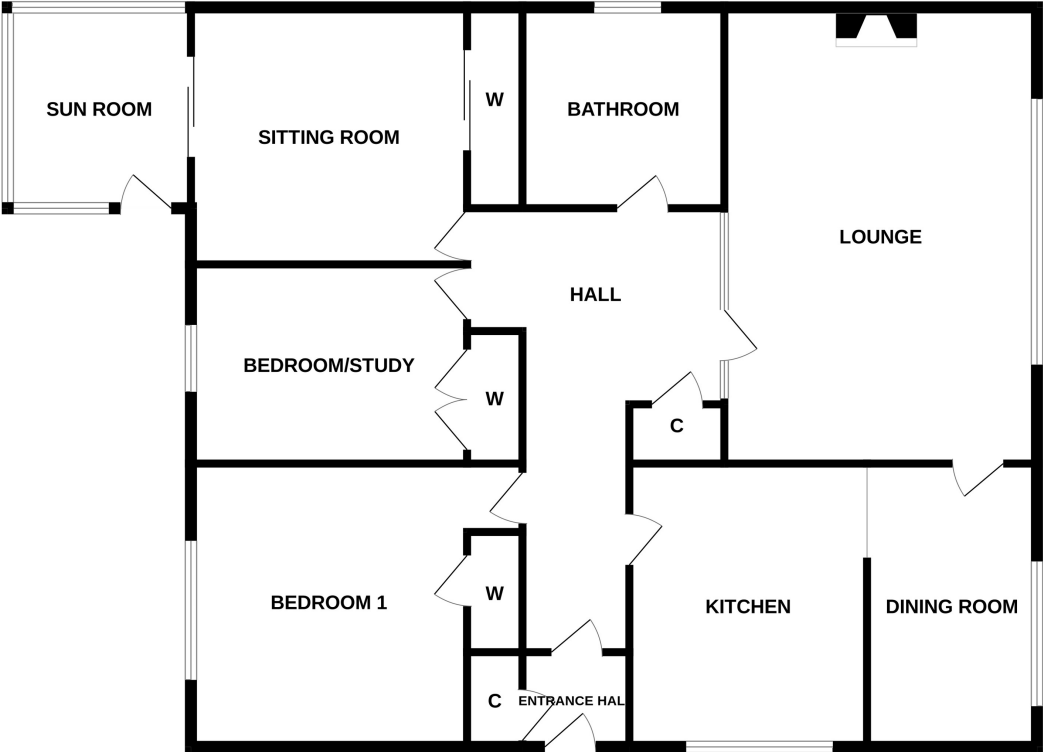
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - E

EPC BANDING - D

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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