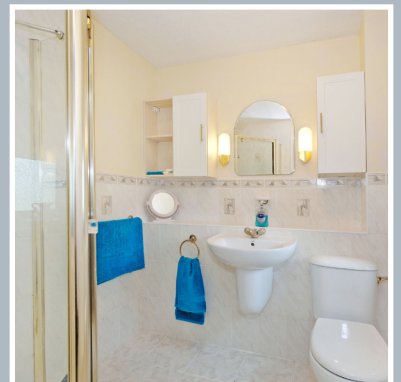
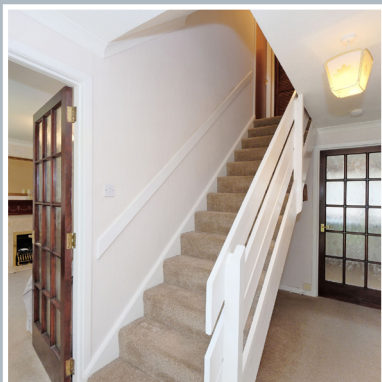




17 Jesmond Avenue North

Bridge of Don, Aberdeen AB22 8WJ



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A bright entrance porch is glazed on three sides and leads to the reception hall.

A well proportioned lounge/dining area features windows on two aspects. A particular focal point is the ornate wooden fire surround housing a living flame gas fire. Ample space for a range of furnishings including a dining table and chairs.

The well appointed kitchen is fitted with a wide range of wall and base units incorporating roll front work surfaces with extensive splashback tiling. Integrated and standing appliances to remain. Window overlooks the rear garden.

The rear vestibule provides access to a deep storage cupboard equipped with power and light. Part glazed uPVC door to rear garden.

A good sized shower room is fitted with a white two piece suite and separate fully tiled shower enclosure housing a mains pressure shower.

From the reception hall, a carpeted staircase with wooden balustrade leads to the upper floor. Fitted cupboard on the upper landing houses the central heating boiler.

There are two spacious double bedroom on the upper floor, both with fitted wardrobe facilities.

The property enjoys a pleasant outlook over well maintained communal grounds. The front being fully laid to stone chips with several mature shrubs. The fully enclosed west facing rear garden is screened by high level timber fencing, mainly laid to stone chips with an attractive sun terrace ideal for outdoor entertaining. Borders are stocked with established roses and shrubs. Gated access to the residents parking area at the rear.

Enjoying a quiet location within the popular suburb of Bridge of Don, we offer for sale this deceptively spacious two bedroom mid terraced dwelling house with residents parking. The property has been exceptionally well maintained throughout and provides light and airy accommodation spanning two floors. Externally, there is a garden area to the front and a fully enclosed low maintenance garden to the rear.

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education. The property is well served by public transport and a range of local amenities.





Terms

Council Tax
Band C

EPC
Band C

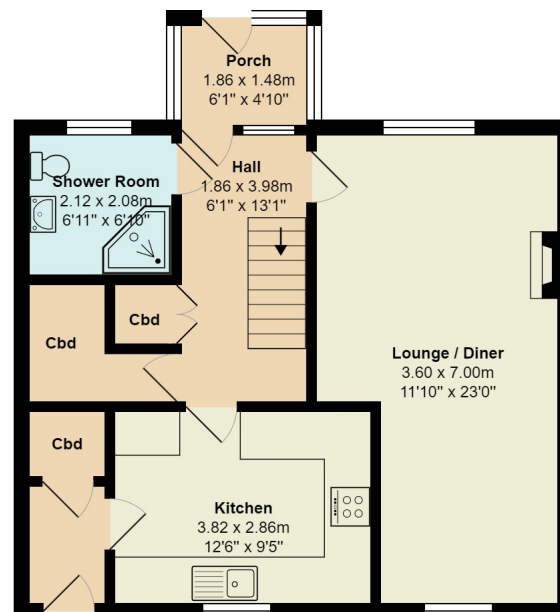
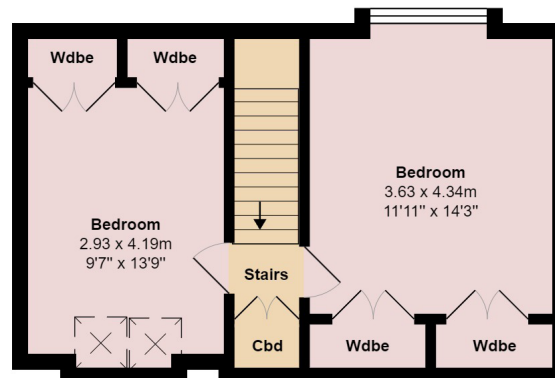
Entry
By Arrangement

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- Shipping
- Marine

- Lounge/Dining Area
- Well Appointed Dining Kitchen
- Two Double Bedrooms
- Fully Enclosed Garden
- Modern Shower Room
- Gas Central Heating
- Double Glazing



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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