



**Jesmond Road, Aberdeen, AB22 8UP**  
**Offers In Excess Of £180,000**

An attractive semi-detached, 2 Reception, 2 Double Bedroom house recently refurbished to a high standard.

Located in the popular residential suburb Bridge of Don only four miles from the centre of Aberdeen and linked to the city by excellent commuter roads and good public transport. There are primary and secondary schools within walking distance and an Asda superstore at Bridge of Don, a 24 hour Tesco Extra at Danestone, medical facilities and the community centre nearby. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course.

The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce, Aberdeen and Aberdeen International Airport.

The accommodation of this immaculately presented and modernised property comprises of: to the ground floor an entrance porch, lounge, kitchen, dining room and to the first floor 2 double bedrooms and bathroom.

The property further benefits from a driveway, garage, front and rear gardens and patio, double glazing and gas central heating throughout.

Viewing of this well-proportioned property recommended.



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| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|----------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 100-120 kWh/m <sup>2</sup> A                       |         |           | 100-120 g/kWh A                                                 |         |           |
| 81-100 kWh/m <sup>2</sup> B                        |         |           | 81-100 g/kWh B                                                  |         |           |
| 61-80 kWh/m <sup>2</sup> C                         |         |           | 61-80 g/kWh C                                                   |         |           |
| 41-60 kWh/m <sup>2</sup> D                         |         |           | 41-60 g/kWh D                                                   |         |           |
| 21-40 kWh/m <sup>2</sup> E                         |         |           | 21-40 g/kWh E                                                   |         |           |
| 1-20 kWh/m <sup>2</sup> F                          |         |           | 1-20 g/kWh F                                                    |         |           |
| 1-15 kWh/m <sup>2</sup> G                          |         |           | 1-15 g/kWh G                                                    |         |           |
| Below 15 kWh/m <sup>2</sup> - higher running costs |         |           | Below 15 g/kWh - higher CO <sub>2</sub> emissions               |         |           |
| Scotland<br>EU Directive 2002/91/EC                |         |           | Scotland<br>EU Directive 2002/91/EC                             |         |           |