



43 Don Street | Old Aberdeen | AB24 1UH

Four Bedroom Detached Dwellinghouse Set in Approx. 0.3 Acres

Offers Over £280,000

Situated within charming Old Aberdeen, we offer for sale this four bedroom detached dwellinghouse with large garden. The property offers spacious accommodation and, although it may benefit from a degree of modernisation, offers excellent potential as a generous family home in a sought-after area of the city.

The home is entered into the hallway, giving way to two well proportioned reception rooms. Both the lounge and dining room offer direct access into the rear garden and are naturally bright with tall sash and case windows.

The kitchen is currently fitted with a range of units with the added bonus of an adjoining utility room providing further storage and space for appliances. From the utility room access is gained into the rear hall, boasting two large storage cupboards and the rear door leading out to the garden.

Completing the ground floor accommodation is the convenient cloakroom with two piece white suite.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. The first of the double bedrooms is of particularly good side with dual aspect windows allowing the room to be flooded with natural light. There are three further double bedrooms, each of which allows ample space for a range of free-standing furniture. The family bathroom is fitted with a three piece white suite with mains shower over the bath and two opaque windows to the side of the property.

Accessed from an enclosed, fixed timber ladder in one of the bedrooms, the floored loft space provides excellent storage and houses the boiler.

Outside, the property benefits from a generous plot extending to approximately 0.3 acres, having a large walled garden which is extensively laid to lawn and also features a variety of mature bushes and trees. There are two outhouses which provide useful outdoor storage space.

ACCOMMODATION

Ground Floor

Lounge

16'2" x 12'2" (4.93m x 3.71m) approx.

Dining Room

12'5" x 11'8" (3.79m x 3.56m) approx.

Kitchen

10'8" x 9'0" (3.25m x 2.74m) approx.

Utility Room

7'10" x 6'8" (2.39m x 2.03m) approx.

Cloakroom

6'1" x 3'7" (1.85m x 1.09m) approx.

First Floor

Bedroom

16'5" x 12'6" (5.01m x 3.81m) approx.

Bedroom

14'6" x 11'4" (4.42m x 3.46m) approx.

Bedroom

10'9" x 9'3" (3.28m x 2.82m) approx.

Bedroom

11'7" x 6'2" (3.53m x 1.88m) approx.

Bathroom

9'6" x 4'0" (2.9m x 1.22m) approx.

Please note this property is to be sold as seen.

Gas Central Heating

Timber Sash & Case Windows

EPC Band E



Lounge



Lounge



Dining Room



Kitchen



Kitchen



Utility Room



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Garden



Garden

Property location



Directions

Travel east along Union Street, turning left onto King Street. Continue ahead for some distance before turning left at the roundabout onto St Machar Drive. Take the second right onto Dunbar Street and continue to the T junction. Turn left and follow the road onto Don Street. The property is located along on the right hand side.

Location

Located close to the University of Aberdeen's historic campus and the botanical gardens, the property allows easy access to Seaton Park with St Machar Cathedral and the picturesque "Brig o' Balgownie" which dates back to the 14th Century. There are supermarkets, cafés and local shops within walking distance of the property. The varied amenities available at Bridge of Don and Aberdeen Beach are a short distance away and a public transport service provides quick access to the city centre.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.