



25 Belmont Gardens | Aberdeen | AB25 3GA

Two Bedroom Semi Detached Bungalow with Garage

Offers Over £179,000



We are pleased to offer for sale this two bedroom semi detached bungalow in a convenient city location with the added benefit of a generous driveway and single garage. The property offers well proportioned accommodation which is likely to suit a wide range of requirements of individual purchasers.

The accommodation itself comprises of an entrance vestibule leading to the main hallway providing access to all further accommodation along with a useful storage cupboard. The kitchen has been fitted with a generous range of base and wall units providing ample work surface and storage facility along with further under counter space for white goods. The room also offers ideal space for casual dining.

The lounge enjoys a pleasant outlook to the front of the property and has been finished in a neutral decor which is enhanced by the bay style window which allows an abundance of natural light. The room can easily accommodate a range of furnishings.

The property offers two well proportioned double bedrooms, both of which are able to offer space for varying pieces of bedroom furniture. The bathroom has been fitted with a suite comprising a w.c., hand wash basin and shower over bath.

Externally, the property features a pleasant front garden laid to stone chip with a further rear garden which features patio and lawn areas and is fully enclosed with timber fencing. The property features a sizeable driveway offering off-street parking leading to the garage which is fitted with an up and over door.

#### Kitchen

10'4" x 9'6" (3.15m x 2.9m) approx.

#### Lounge

15'9" x 10'5" (4.8m x 3.18m) approx.

#### Double Bedroom

10'3" x 11'4" (3.12m x 3.46m) approx.

#### Double Bedroom

10'5" x 8'4" (3.18m x 2.54m) approx.

#### Bathroom

6'5" x 5'5" (1.96m x 1.65m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

EPC Band C





**Lounge**





**Lounge**





**Kitchen**





**Double Bedroom 1**





**Double Bedroom 1**





**Double Bedroom 2**





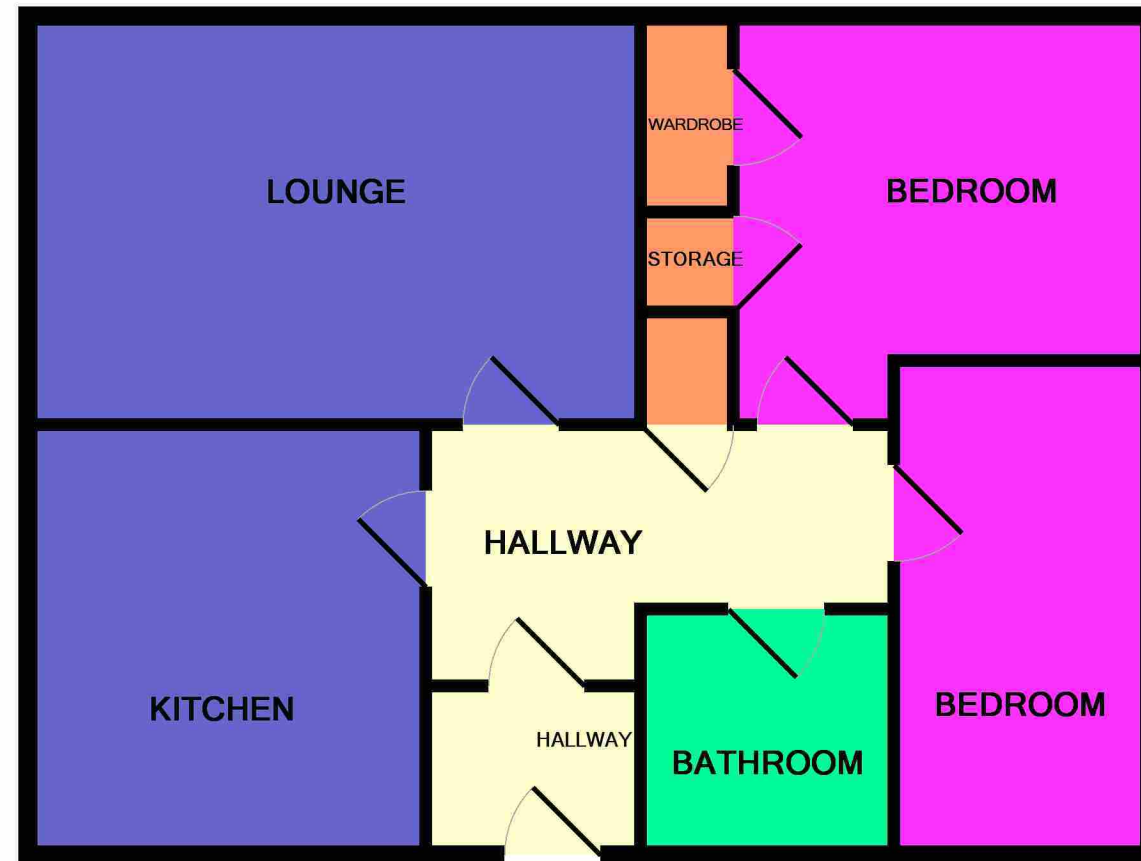
**Bathroom**





**Garden**





**Floorplan**



### Property location



#### Directions:

Travelling from George Street proceed to the end onto Powis Terrace, continue straight through the next two sets of lights and turn left onto Ashgrove Road. Continue straight across the crossroads and Belmont Gardens is situated on the left hand side, with the property located to the far end

#### Location:

The property is well situated for Aberdeen University and it is within walking distance of Berryden with its large Sainsburys supermarket and further quality retail units. There are good public transport facilities making many parts of Aberdeen easily accessible, especially the city centre and also Dyce where many of the oil and office complexes are situated.

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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.