



1 Collieston Drive | Bridge of Don | AB22 8SN

One Bedroom Semi Detached Bungalow

Offers Over £140,000



We are pleased to offer for sale this well presented one bedroom semi detached dwelling house which has been incredibly well maintained. The property offers generously proportioned accommodation throughout which has been finished in an attractive neutral decor in addition to a private driveway with additional parking space within a shared residents parking area in addition to a private garden. Undoubtedly the property would suit a wide range of potential purchasers with internal viewing highly recommended to fully appreciate the accommodation on offer.

The property firstly comprises of a welcoming hallway which in turn allows access to all further accommodation within the property. The lounge is situated to the right hand side of the property and enjoys a pleasant and bright outlook to the front garden area which has been laid with stone chip, the room can easily accommodate a wide variety of furniture. The kitchen has been fitted with a substantial range of fitted base and wall units providing ample storage and work surface space whilst also accommodating further white goods such as the integrated fridge/freezer and oven with hob. The room also further benefits from a sky light, brightening the room further.

To the very rear of the property is the attractive double bedroom which benefits greatly from extensive fitted wardrobes whilst allowing further free standing furniture. The shower room which has been recently installed with a w.c., hand wash basin and free standing shower enclosure.

To the exterior, the property features a garden laid to stonechip and enclosed with timber fencing. In addition there has been a private driveway created to the side in addition to the allocated parking space within the residents car park.

## ACCOMMODATION

Lounge  
14'3" x 11'3" (4.34m x 3.43m) approx.  
Kitchen  
8'4" x 7'2" (2.54m x 2.18m) approx.  
Double Bedroom  
10'3" x 9'6" (3.12m x 2.9m) approx.  
Shower Room  
6'6" x 5'6" (1.98m x 1.68m) approx.

Gas Central Heating

Double Glazing

Driveway

Rear Garden

EPC Band C





Lounge





**Lounge**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





**Shower Room**





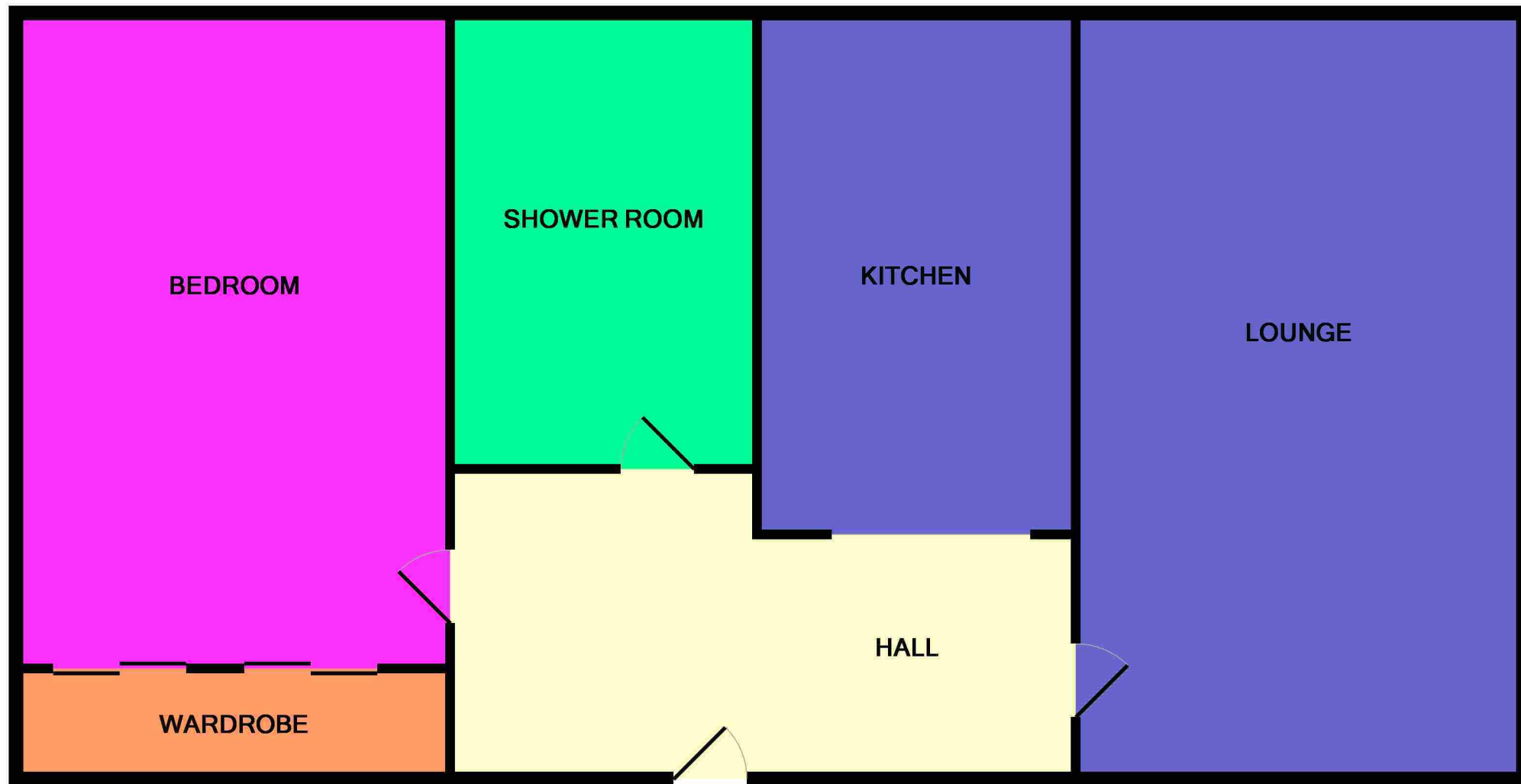
**Garden**





**Parking**





**Floorplan**



## Property location



**Directions:** Travelling from Aberdeen city centre proceeding out King Street, over the Bridge of Don onto the Ellon Road. At the Exhibition Centre roundabout turn left onto the Parkway and at the next roundabout turn right onto Scotstown Road. At the first set of traffic lights take a left onto Jesmond Drive and then first left onto Collieston Avenue. At the t-junction turn left onto Collieston Circle, follow this road round to Collieston Drive.

**Location:** Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by an excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, a wide range of shops including an ASDA supermarket and Tesco 24 Hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

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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.