



12 Bydand Place | Bridge of Don | AB23 8AW

Spacious Three Bedroom Detached Dwellinghouse

Offers Over £289,000

Set within a generous plot, we offer for sale this spacious three bedroom detached dwellinghouse. The property would benefit from a degree of modernisation throughout but offers excellent potential as family home, boasting generous living space and well proportioned bedrooms.

The home is entered into the hallway, leading through to the generous lounge which is beautifully bright having triple aspect windows.

To the rear of the home is fitted kitchen which features a range of wall, base and drawer units incorporating an integrated double oven and five-ring gas hob. On open plan, the dining room is of good size, offering ample space for a large dining set and ideally laid out for both family dining and entertaining alike.

To complete the ground floor, a well proportioned double bedroom enjoys an outlook across the rear garden and convenient cloakroom is fitted with a two piece suite.

The carpeted staircase ascends to the first floor gallery landing, giving way to two further generously proportioned double bedrooms, each of which offers ample space for a range of free-standing furniture.

The family shower room is fitted with a white suite and mains shower, finished with areas of tiling and aqua panel.

Outside, there is an attractive garden and is mainly laid to lawn, with a good deal of privacy. To the front of the home, the lock-block driveway offers convenient off-street parking for several cars and leads up to the double garage with electric roller door.

ACCOMMODATION

Ground Floor

Lounge

21'5" x 20'6" (6.53m x 6.25m) approx.

Kitchen

13'6" x 10'4" (4.12m x 3.15m) approx.

Dining Room

11'8" x 10'4" (3.56m x 3.15m) approx.

Bedroom

10'7" x 10'6" (3.23m x 3.2m) approx.

Cloakroom

6'5" x 4'5" (1.96m x 1.35m) approx.

First Floor

Bedroom

14'1" x 11'2" (4.29m x 3.4m) approx.

Bedroom

14'1" x 10'7" (4.29m x 3.23m) approx.

Shower Room

9'0" x 5'9" (2.74m x 1.75m) approx.

Gas Central Heating

Double Glazing

EPC Band D

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.



Lounge



Lounge



Lounge



Kitchen



Dining Room



Dining Room



Bedroom



Cloakroom



Landing



Bedroom



Bedroom



Shower Room



Garden



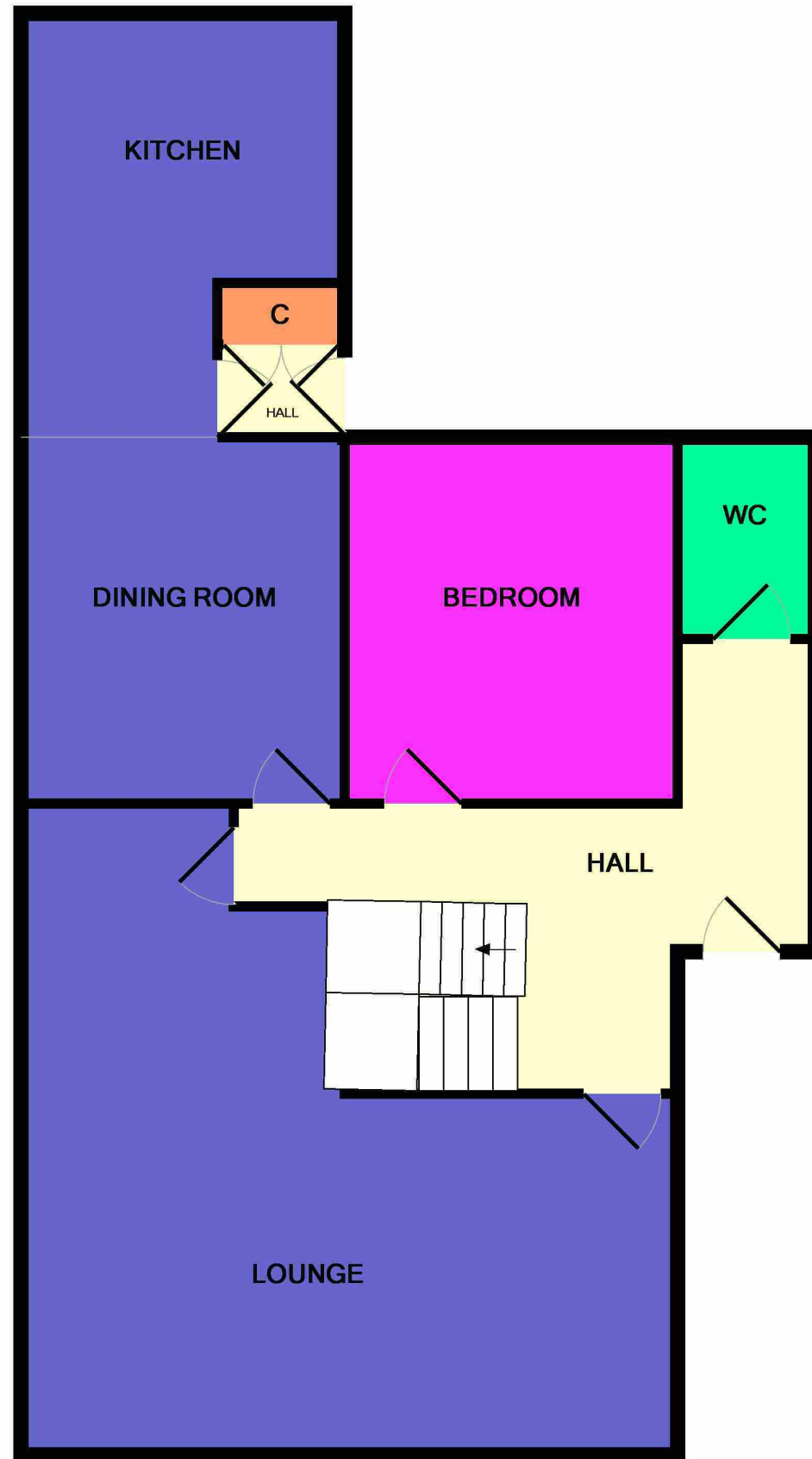
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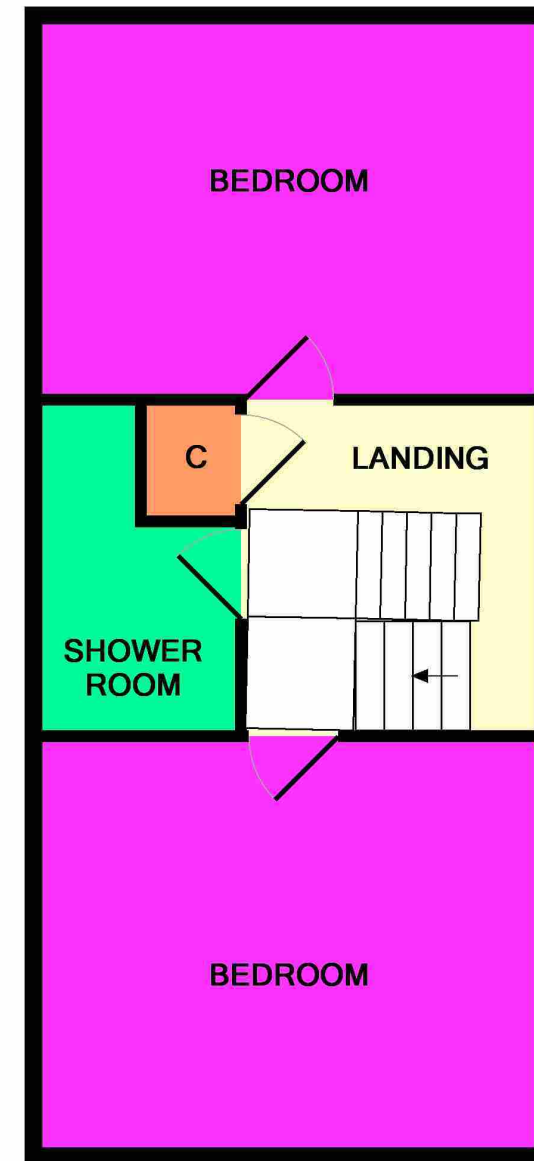
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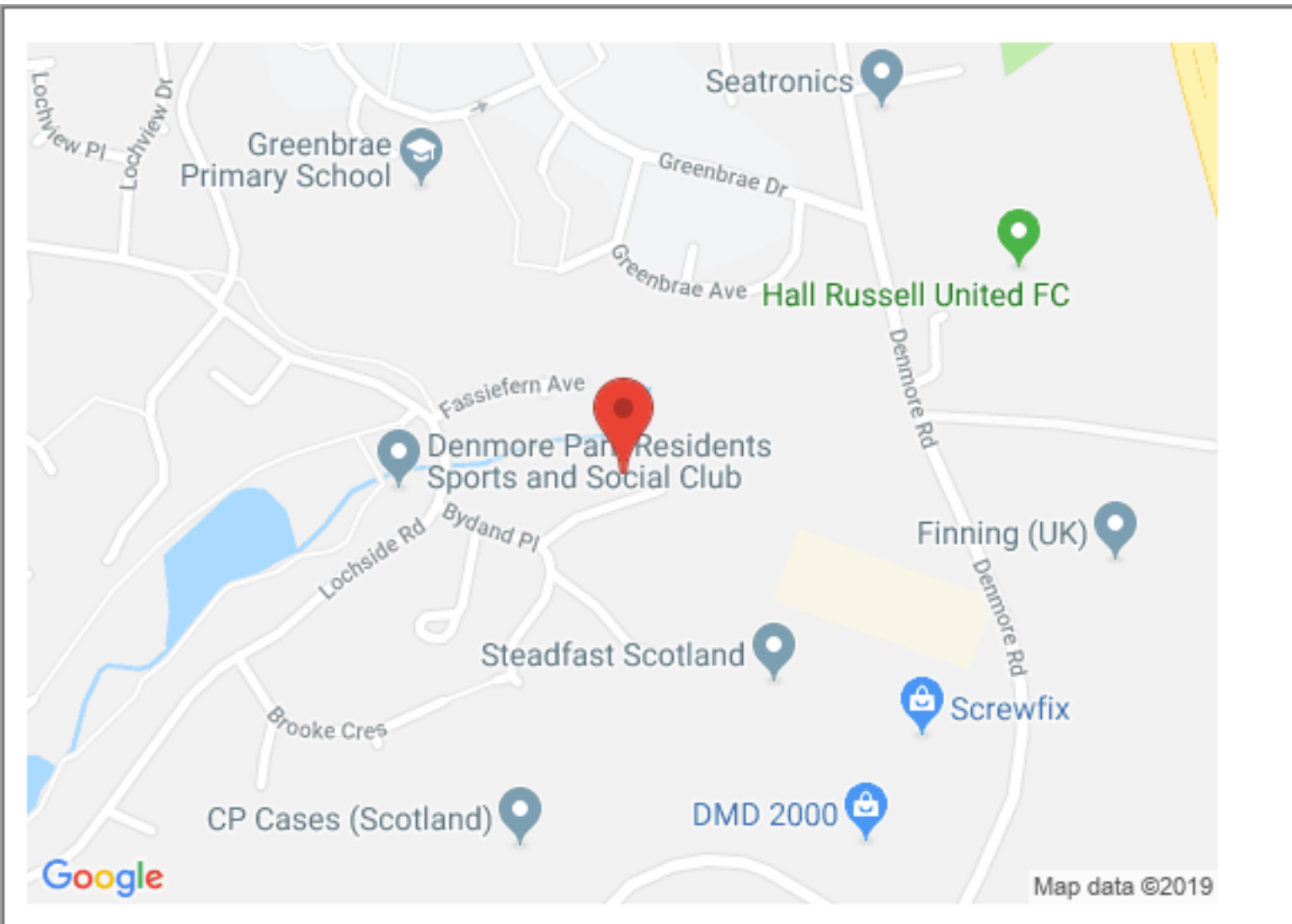
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travelling North from the city centre on King Street, continue across the bridge on to Ellon Road, and at the Exhibition Centre roundabout turn left onto the Parkway. Continuing along the Parkway and turn left on to Lochside Road. At the T-junction turn right and Bydand Place is clearly marked a short distance along on the right hand side.

Location

The property is located within the Denmore Park area of Bridge of Don, an exclusive development which has many unique features such as a residents sports and social club with squash club and tennis courts. The development, forming part of the grounds of a former country house has various wooded walks and lochs. The location is extremely convenient for local shops and educational facilities and there is a regular bus service to the city centre. The location is particularly convenient for the oil related offices and industrial estates in Bridge of Don and Dyce.

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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.