



50 Balgownie Way Bridge of Don | Aberdeen | AB22 8FE

Three Bedroom Top Floor Flat with Excellent Views

Offers Over £135,000

Situated on the top floor of a purpose-built block of flats, this three bedroom flat's elevated position provides excellent views across the city's rooftops and surrounding woodland.

The entrance hall gives way to most of the accommodation and benefits from a large walk-in cupboard with loft access which is part floored providing additional storage.

The naturally bright lounge boasts dual aspect windows, offering stunning views and giving way to the dining kitchen. The kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating a range of appliances.

The largest of the three bedrooms is a well proportioned double with fresh neutral decor and a view to the rear of the property. There are two further singles, each of which offer ample space for free-standing furniture.

Completing the home, the bathroom is fitted with a three piece white suite comprising W.C., wash hand basin and bath with mains shower over. A large built-in cupboard offers storage and houses both the boiler and the washing machine.

Outside, the property is set within well maintained grounds with a shared car park.

ACCOMMODATION

Lounge

17'1" x 12'8" (5.21m x 3.86m) approx.

Dining Kitchen

13'1" x 8'5" (3.99m x 2.57m) approx.

Bedroom

12'7" x 8'5" (3.84m x 2.57m) approx.

Bedroom

9'5" x 6'7" (2.87m x 2.01m) approx.

Bedroom

9'5" x 6'7" (2.87m x 2.01m) approx.

Bathroom

7'8" x 6'4" (2.34m x 1.93m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods. The furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band C



Hallway



Lounge



Lounge



Views



Dining Kitchen



Dining Kitchen



Views



Bedroom



Bedroom



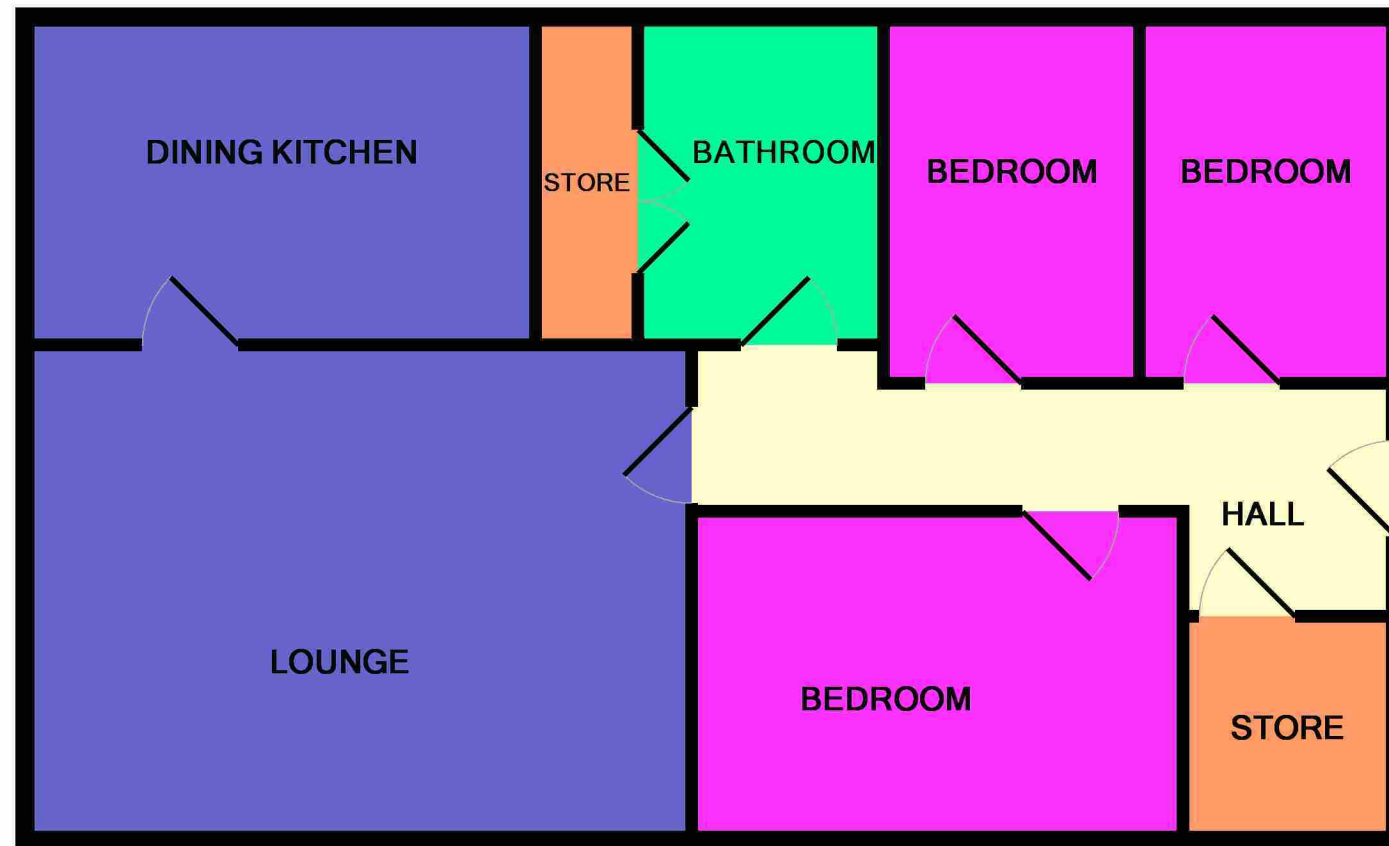
Bedroom



Bathroom



Views



Floorplan

Viewing By Appointment Telephone 07762 184759 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travelling from Union Street turn onto King Street, continue down the length of King Street over the Bridge of Don and take your first left at the traffic lights onto Balgownie Road. Follow this road and turn left after Kettocks Mill Road, continue on Balgownie Drive and turn right into Balgownie Way.

Location

Bridge of Don is a popular residential suburb which lies to the north of Aberdeen City Centre and is well served by local shops and supermarkets, primary and secondary schools, health and community centres, sporting and leisure facilities and a regular bus service to the city centre. Easy access is afforded to those working at the Bridge of Don and Dyce Industrial Estates and for those wishing to travel outwith the city and overseas, the international airport is easily accessible.

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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.