



3 Buckie Road | Bridge of Don | AB22 8DG

Three Bedroom Detached Dwellinghouse with Garage

Offers Over £249,000



Situated within the popular residential area of Bridge of Don, we offer for sale this attractive three bedroom detached dwellinghouse. The property offers spacious accommodation across two floors, ready for a family to move into and put their own stamp on.

The home is entered into the vestibule, giving way to the hallway with large under-stair cupboard.

The lounge and dining room are on open-plan, a particularly generous space with a front facing window as well as French doors opening into the conservatory which makes for a useful additional reception room.

The kitchen has been fitted with a range of wall, base and drawer units, overlaid with contrasting work surfaces and incorporating a range of integrated appliances including a gas hob and electric oven.

Completing the ground floor, a double bedroom is located to the front of the property and the convenient cloakroom features a two piece suite.

The carpeted staircase ascends to the first floor landing, giving way to two equally spacious bedrooms, each of which boasts wall-to-wall wardrobes with mirrored sliding doors.

To complete the home, the shower room is fitted with a suite comprising W.C., wash hand basin and quadrant shower compartment with electric shower, finished with a vanity unit to provide useful low level storage.

Outside, the property enjoys well maintained gardens to both the front and rear, with the front garden being mainly laid to lawn with a driveway to the side which leads up to the single garage. The rear garden is laid with a combination of lawn, patio and stone chips and is fully enclosed with a gate to either side.

ACCOMMODATION

Ground Floor

Lounge / Dining Room

29'8" x 10'5" (9.04m x 3.18m) approx.

Conservatory

12'1" x 11'2" (3.68m x 3.4m) approx.

Kitchen

11'7" x 8'7" (3.53m x 2.62m) approx.

Bedroom

11'5" x 8'6" (3.48m x 2.59m) approx.

Cloakroom

6'4" x 3'4" (1.93m x 1.02m) approx.

First Floor

Bedroom

11'8" x 10'7" (3.56m x 3.23m) approx.

Bedroom

11'8" x 10'7" (3.56m x 3.23m) approx.

Shower Room

7'8" x 5'5" (2.34m x 1.65m) approx.

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

Gas Central Heating

Double Glazing

EPC Band D





**Lounge / Dining Room**





**Lounge / Dining Room**





**Conservatory**





**Kitchen**





**Kitchen**





**Bedroom**





**Landing**





**Bedroom**





**Bedroom**





**Shower Room**





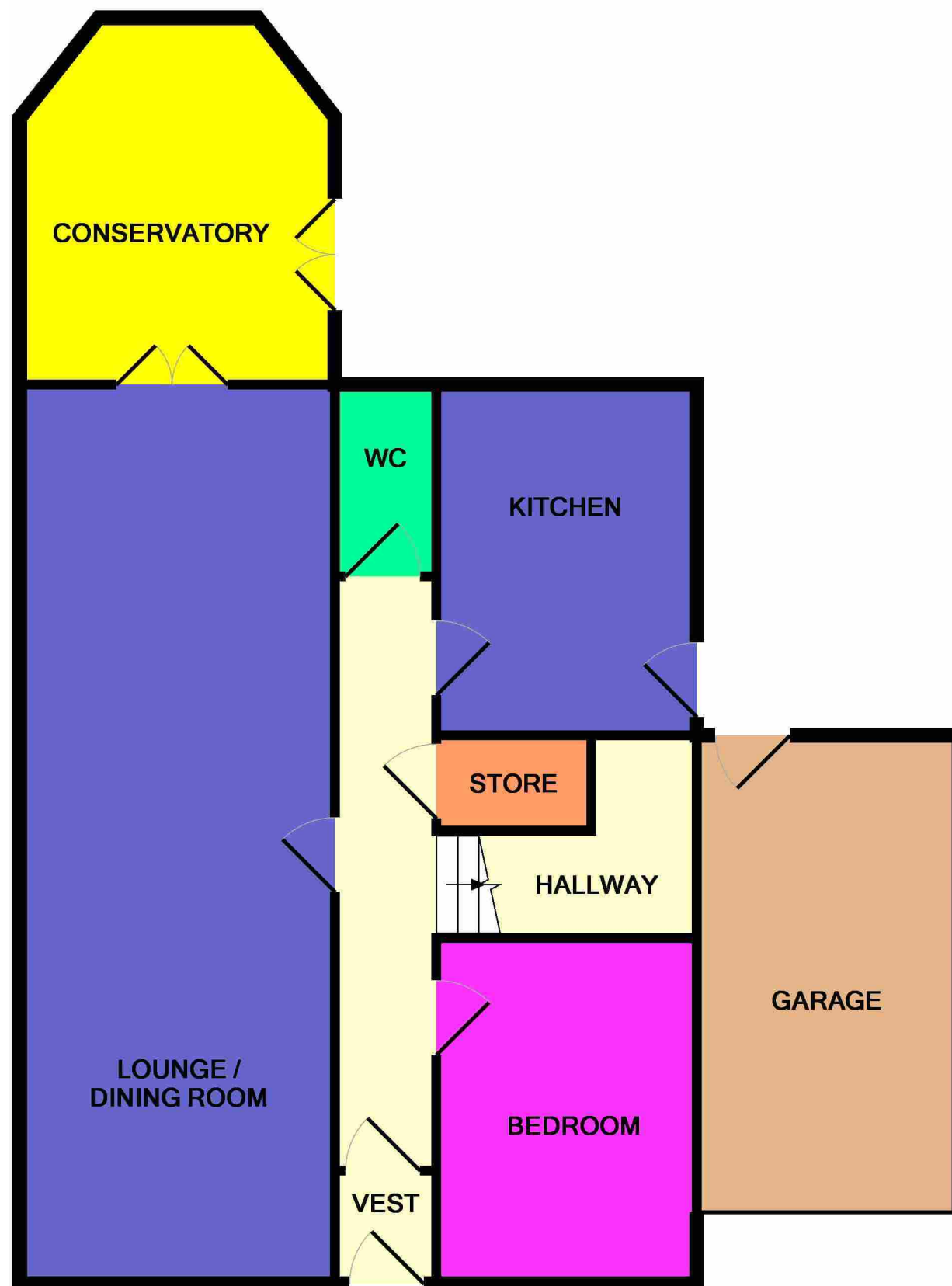
**Garden**



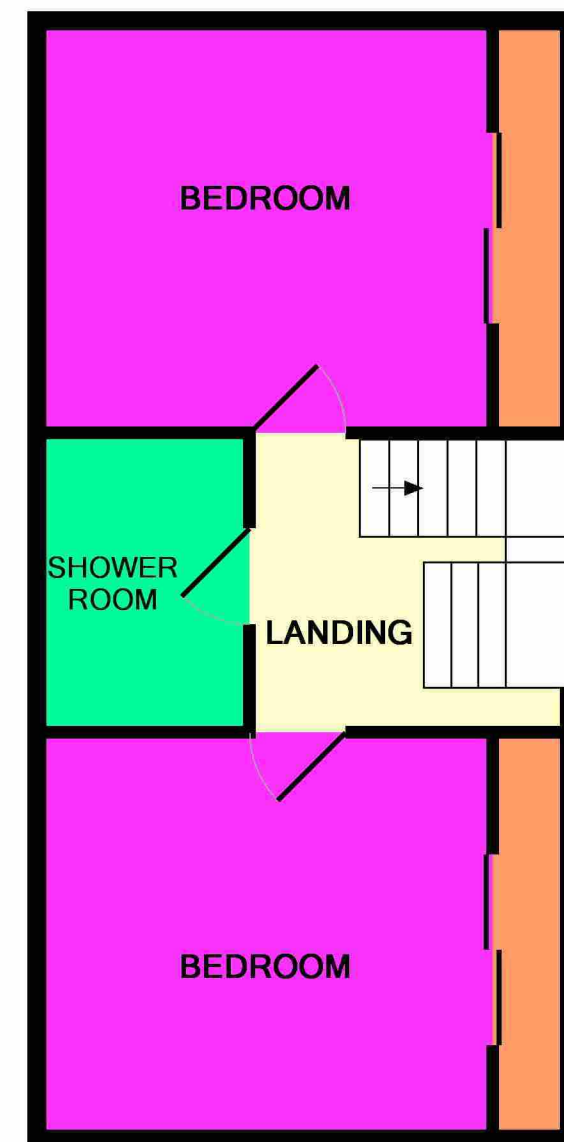


**Garden**





GROUND FLOOR



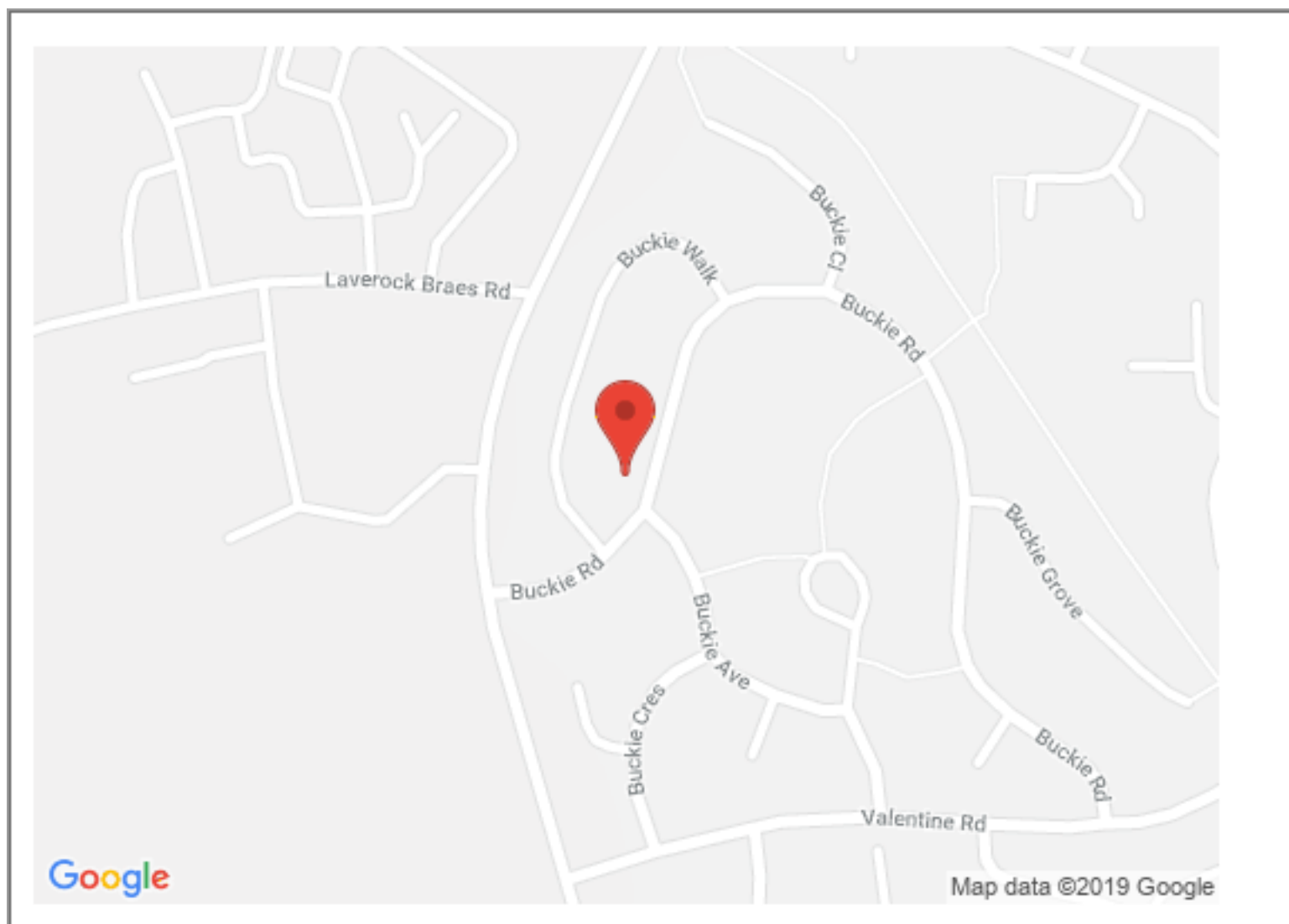
1ST FLOOR

# Floorplan



Viewing By Appointment Telephone 07836 754002 or By  
Arrangement with Ledingham Chalmers on 01224 632500

### Property location



### Directions

From the AECC roundabout, proceed along the Parkway to the second roundabout. Take the third exit onto Whitestripes Avenue and then the second right onto Buckie Road. Follow the road round and the property is on the left hand side.

### Location

Bridge of Don is a popular residential area lying to the north of the city. There are an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. There are ample shopping, sports and recreational facilities, as well as numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

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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.