



7 Turnberry Crescent | Bridge of Don | Aberdeen | AB22 8PD

Three Bedroom Detached Dwellinghouse

Offers Over £270,000

Spanning two floors, this deceptively spacious three bedroom detached dwelling house is must see for those looking to purchase the perfect family home. Based in the popular suburb of Bridge of Don, this property has been finished to an exceptional standard with quality fixtures and fittings throughout.

Upon entering the accommodation, the welcoming vestibule leads to the large lounge which is set on open plan with the dining room creating an open space ideal for daily family life. The generous proportions allow plentiful space for a wide range of furniture allowing the space to be utilised to suit a variety of requirements.

The generously sized kitchen has been fitted with a vast range of base and wall units providing ample storage and work surface space and is fully equipped. The kitchen also features a breakfast bar ideal for casual dining whilst providing access to the rear. There is also a bright conservatory to the rear acting as a further public room along with a cloakroom for convenience.

Upstairs, there are three spacious double bedrooms all complete with built in storage and with each room being finished in an attractive neutral decor. To complete the accommodation on this level is the contemporary and stylish bathroom with three piece suite including L shaped bath.

Externally, there is a lengthy driveway providing ample space for numerous vehicles whilst also leading to the garage which has been fitted with both power and light. The rear gardens is mostly paved and fully enclosed offering privacy for al fresco dining and entertaining in the summer months.

## ACCOMMODATION

### (Ground Floor)

- Lounge  
18'7" x 15" (5.67m x 4.57m) approx.
- Dining Kitchen  
24'6" x 8'8" (7.47m x 2.64m) approx.
- Dining Room  
11'1" x 9'1" (3.38m x 2.77m) approx.
- Conservatory  
11'8" x 9'5" (3.56m x 2.87m) approx.
- Cloakroom  
5'5" x 2'9" (1.65m x .84m) approx.

### (First Floor)

- Double Bedroom  
14'7" x 9'8" (4.45m x 2.95m) approx.
- Double Bedroom  
9'5" x 9'1" (2.87m x 2.77m) approx.
- Double Bedroom  
11'8" x 8'5" (3.56m x 2.57m) approx.
- Bathroom  
9'1" x 6'2" (2.77m x 1.88m) approx.

Gas Central Heating

Double Glazing

Large Driveway and Garage

EPC Band - D





**Lounge**





**Dining Room**





**Kitchen**





**Kitchen**





**Conservatory**





**Double Bedroom**





**Double Bedroom**





**Double Bedroom**





**Bathroom**





**Patio**





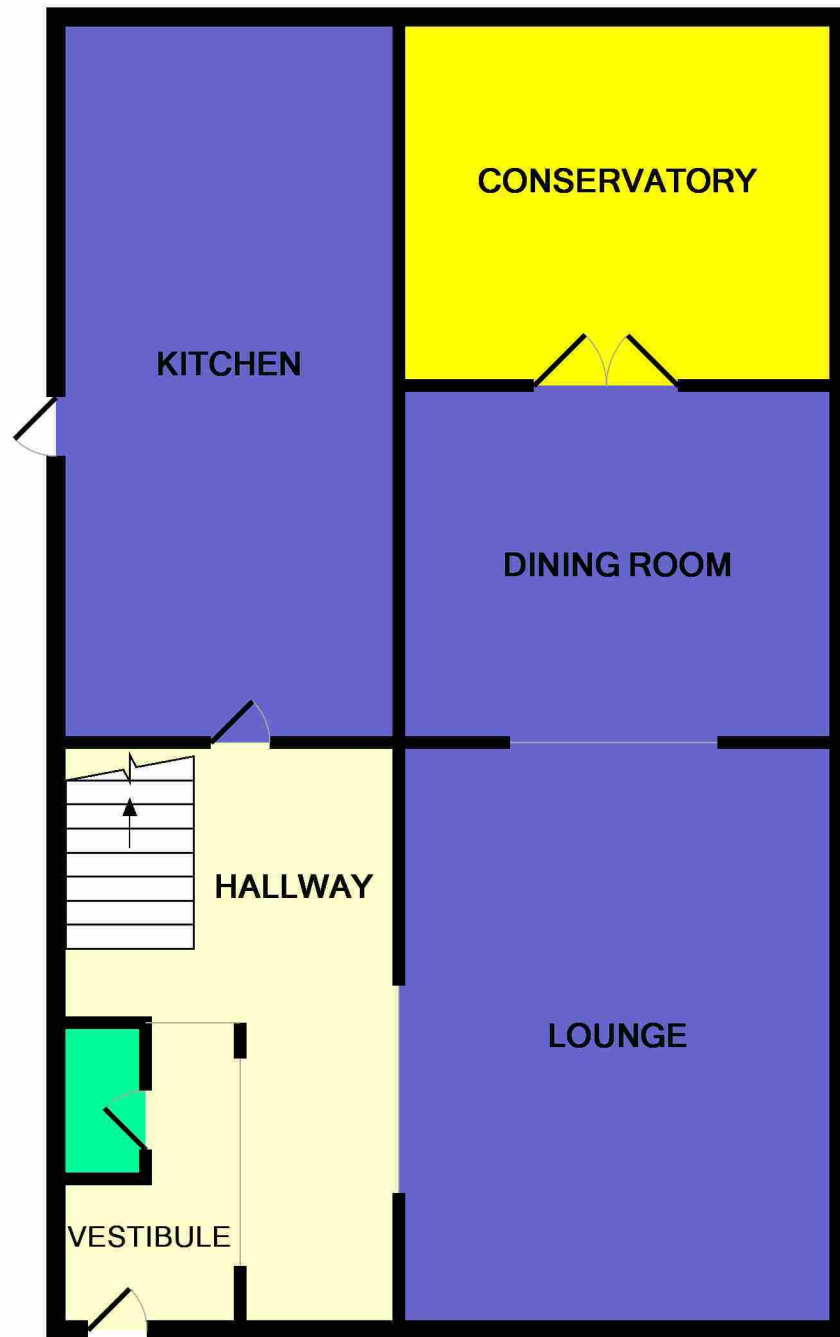
**Patio**



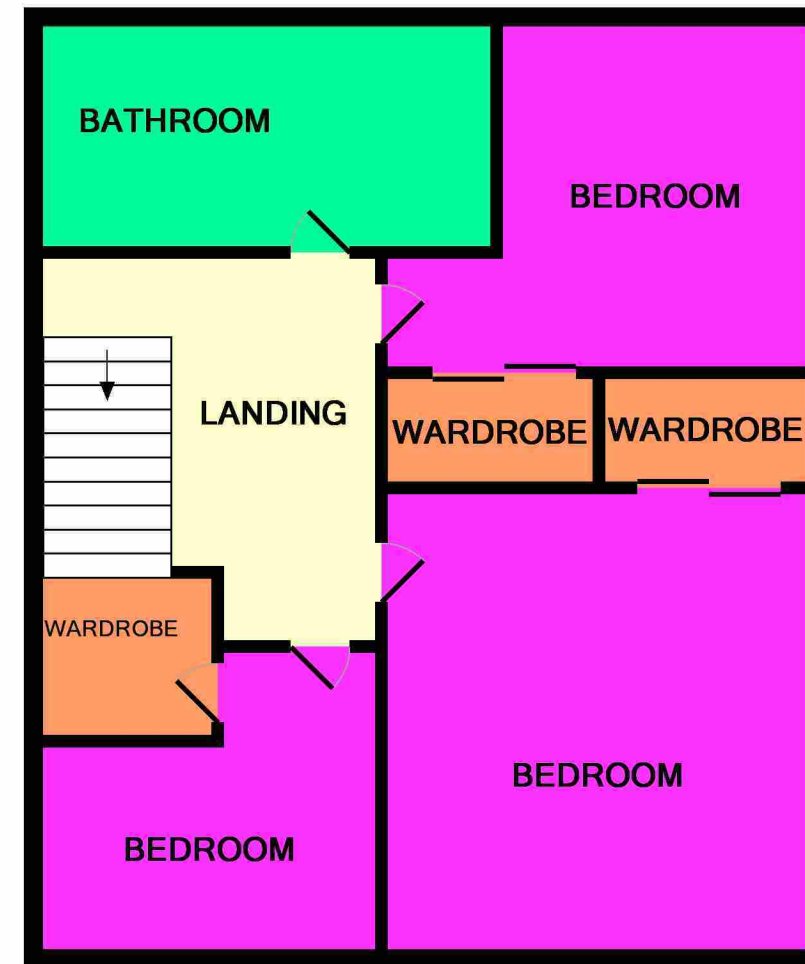


**Driveway**





GROUND FLOOR



1ST FLOOR

# Floorplan



## Property location



**Directions** Travel to Bridge of Don via King Street and onto Ellon Road. At the roundabout at the AECC exit onto the Parkway. At the following roundabout exit left onto Scotstown Road, then first right onto Braehead Way. Turnberry Crescent is first on the left.

**Location** Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by 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 Extra at nearby Danestone. There is also a range of recreational facilities including playing fields 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.