



38 Turnberry Crescent | Bridge of Don | AB22 8PD

Two Bedroom Semi Detached Villa with Garage

Offers Over £179,000

This well maintained two bedroom semi-detached villa is situated within an established residential area of the ever-popular Bridge of Don. The property provides well proportioned accommodation across two floors, sure to suit a range of purchasers.

The property is entered into the hallway, giving way to the bright front facing lounge with central fireplace. On open-plan, and ideally laid out for entertaining, the dining room and sun lounge make for useful further reception rooms, with the sun lounge to the rear also providing direct access to the garden.

To complete the ground floor, the kitchen is fitted with a wide range of wall, base and drawer units overlaid with roll front work surfaces and incorporating various integrated appliances including a gas hob, gas oven, washing machine, dishwasher and fridge/freezer.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. The first of the bedrooms is a generous double, boasting an expanse of fitted wardrobes as well as an alcove ideal for use as a dressing or study area. The second double bedroom to the rear of the home enjoys a pleasant open outlook and offers space for a range of free-standing furniture.

To complete the home, the shower room comprises a white W.C. and wash hand basin fitted into vanity unit, as well as a shower compartment with mains shower finished with aqua-panelling.

Outside, the property benefits from low maintenance gardens with the rear being laid with patio and stone chips, peppered with a variety of mature bushes and shrubs. To the front of the home, the driveway provides parking for several vehicles and leads to the single garage with up and over door.

ACCOMMODATION

Ground Floor

Lounge

14'6" x 9'9" (4.42m x 2.97m) approx.

Dining Room

7'7" x 7'5" (2.31m x 2.26m) approx.

Sun Lounge

11'6" x 9'0" (3.51m x 2.74m) approx.

Kitchen

15'8" x 8'1" (4.78m x 2.46m) approx.

First Floor

Bedroom

15'9" x 11'0" (4.8m x 3.35m) approx.

Bedroom

11'4" x 9'1" (3.46m x 2.77m) approx.

Shower Room

7'6" x 6'6" (2.29m x 1.98m) approx.

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

Gas Central Heating

Double Glazing

EPC Band D



Hallway



Lounge



Dining Room



Sun Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom1



Bedroom 2



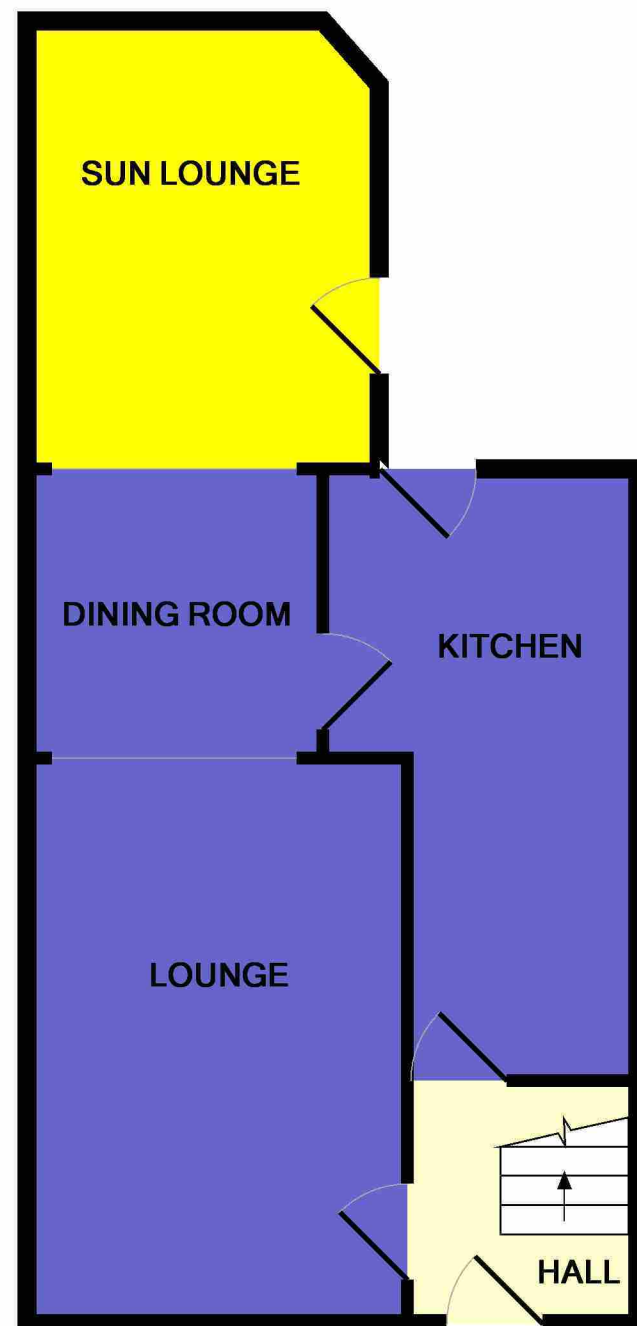
Shower Room



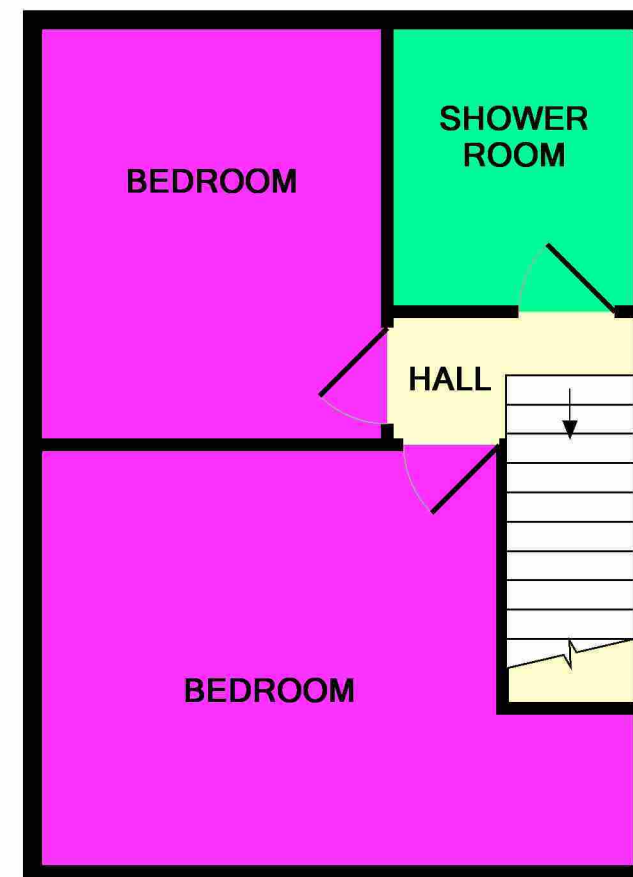
Garden



Open Outlook to Rear



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.