



55 Cairnfold Road | Bridge of Don | AB22 8LB

Three Bedroom Semi Detached in Generous Corner Plot

Offers Over £175,000

Situated within the ever-popular Bridge of Don area of the city, we offer for sale this well presented three bedroom semi-detached dwellinghouse which occupies a generous corner plot and benefits from an open outlook to the front. The property offers well proportioned accommodation across two floors which would be ideally suited to a growing family.

The home is entered into the hallway, giving way to a beautifully bright lounge having dual aspect windows and a central fireplace creating a real focal point of the room.

The dining kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating various free-standing appliances. A useful built-in cupboard offers excellent storage space and the rear porch gives access into the garden.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. There are two good sized double bedrooms which both enjoy a quiet rear facing aspect as well as boasting fitted wardrobes which offer a wealth of storage. The third bedroom is a generous single bedroom, benefiting from a built-in wardrobe and a most pleasant open outlook to the front of the home.

Completing the home, the shower room is fitted with a white suite comprising W.C., wash hand basin and quadrant shower compartment with mains shower.

Outside, the generous gardens wrap around the property and require minimal maintenance being mainly laid with patio and stone chips. Hedging borders the front of the property and the mature bushes and shrubs are well pruned. Ample off-street parking is available to the side of the property, with space for the erection of a garage, subject to local authority consents. The two timber shed provide useful outdoor storage and are to be included in the sale.

ACCOMMODATION

Ground Floor

Lounge

16'9" x 10'9" (5.11m x 3.28m) approx.

Dining Kitchen

11'2" x 10'4" (3.4m x 3.15m) approx.

First Floor

Bedroom

13'1" x 10'10" (3.99m x 3.3m) approx.

Bedroom

10'10" x 10'7" (3.3m x 3.23m) approx.

Bedroom

10'9" x 7'4" (3.28m x 2.24m) approx.

Shower Room

6'8" x 5'4" (2.03m x 1.63m) approx.

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

Gas Central Heating

Double Glazing

EPC Band ?



Hallway



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Shower Room



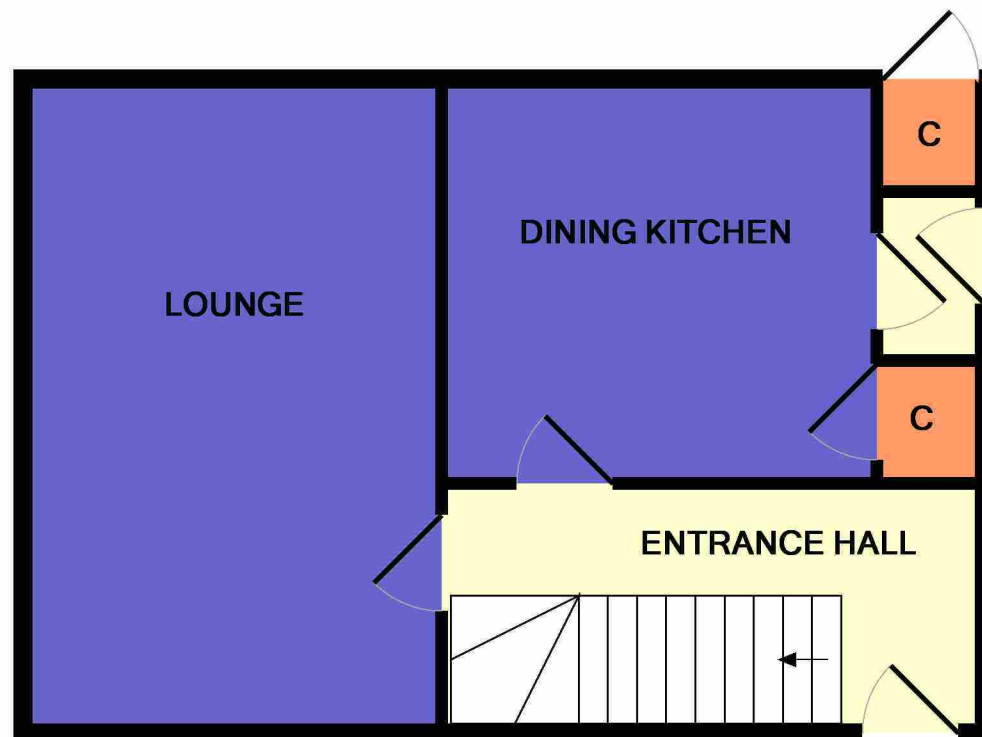
Garden



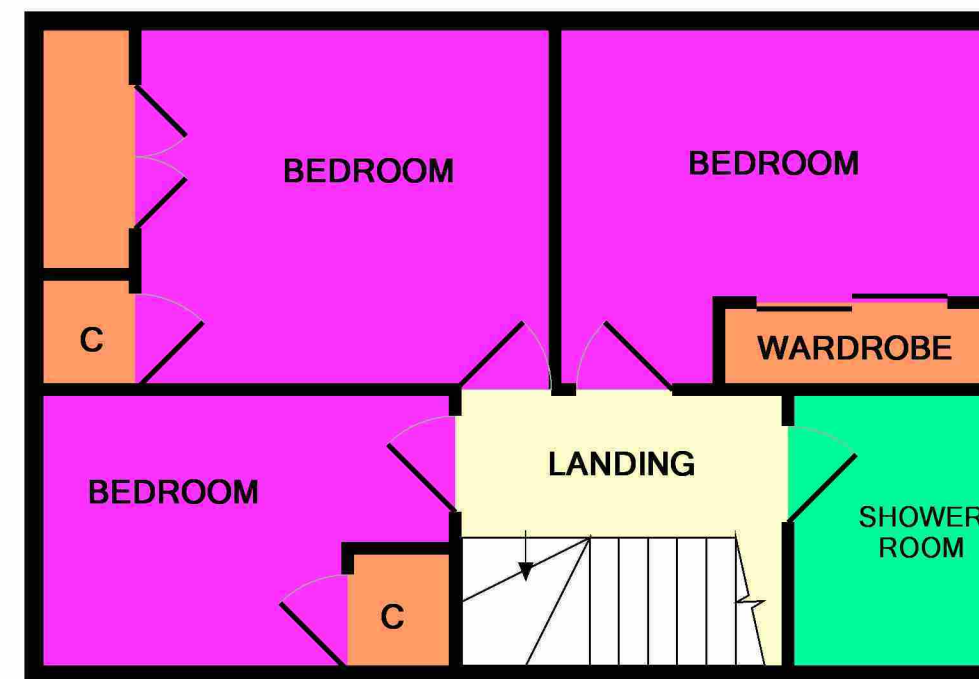
Garden



Outlook to Front



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

From Union Street, travel east and continue onto King Street and then onto the Ellon Road. At the first set of traffic lights after the bridge, turn left onto Balgownie Road and continue along onto Scotstown Road. Turn left onto Cairnfold Road and the property is along on the left hand side.

Location

The property is located within an established residential area which is well served by local facilities and public transport. The area offers excellent primary and secondary schooling as well as a local medical centre, dentist and convenience store. The area is convenient for easy commuting to the industrial estates at both 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.