



27 Shielhill Crescent | Bridge of Don | AB23 8FN

Modern Three Bedroom Semi Detached Villa

**Fixed Price £234,750**



Situated within the desirable Dubford development, we offer for sale this attractive three bedroom semi detached villa. The property offers well proportioned accommodation across two floors, ideally suited to a family and in fresh decorative order throughout.

The home is entered into the vestibule, offering space for hanging coats and a low level cupboard housing the fuse box.

Access is gained into the lounge, a bright and spacious room with a tall front facing window, finished in neutral decor with a feature wall.

Continuing through towards the rear of the property, the spacious dining kitchen is fitted with a variety of wall, base and drawer units with co-ordinating work surfaces and splash back. The integrated appliances include a gas hob, extractor hood, electric oven, fridge/freezer and dishwasher. A built in cupboard provides useful storage and space for dining furniture is available near the French doors giving direct access to the rear garden.

Completing the ground floor accommodation, the useful utility room offers further storage and provides space and plumbing for laundry appliances and the convenient cloakroom is fitted with a two piece white suite.

The carpeted staircase ascends to the first floor landing, giving way to the bedroom accommodation. There are two equally well proportioned double bedrooms, each of which benefit from built-in double wardrobes with mirrored sliding doors. The third bedroom is a generous single, ideal for use as a children's bedroom or nursery.

The home is finished by the contemporary family bathroom which is fitted with a three piece white suite comprising W.C, wash hand basin and bath with mains shower over, complete with shower screen and extensive tiling.

Outside, the property enjoys an enclosed garden to the rear of the property which is mainly laid to lawn with a timber shed providing useful outdoor storage. A gate to the rear gives access to the two exclusive parking spaces.

## ACCOMMODATION

### Ground Floor

#### Vestibule

6'7" x 3'6" (2.01m x 1.07m) approx.

#### Lounge

18'6" x 14'7" (5.64m x 4.45m) approx.

#### Dining Kitchen

18'5" x 9'7" (5.61m x 2.92m) approx.

#### Utility Room

8'8" x 7'1" (2.64m x 2.16m) approx.

#### Cloakroom

6'9" x 5'8" (2.06m x 1.73m) approx.

### First Floor

#### Bedroom

12'2" x 9'4" (3.71m x 2.85m) approx.

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#### Bedroom

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

#### Bathroom

8'8" x 6'6" (2.64m x 1.98m) approx.

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

Gas Central Heating

Double Glazing

EPC Band C





**Lounge**





**Lounge**





**Dining Kitchen**





**Dining Kitchen**





**Dining Kitchen**



**Utility Room**





**Cloakroom**





**Bedroom**





**Bedroom**





**Bedroom**





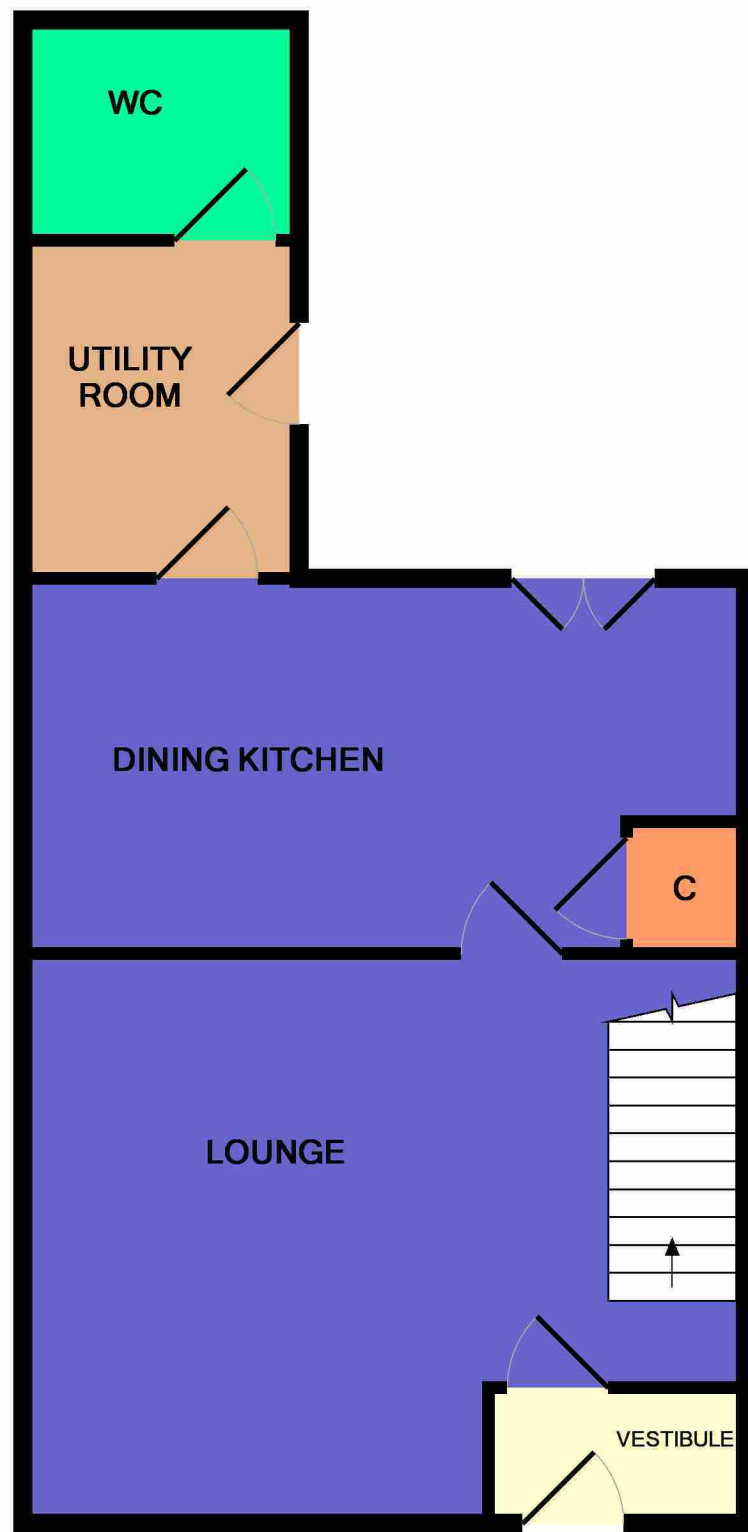
**Bathroom**



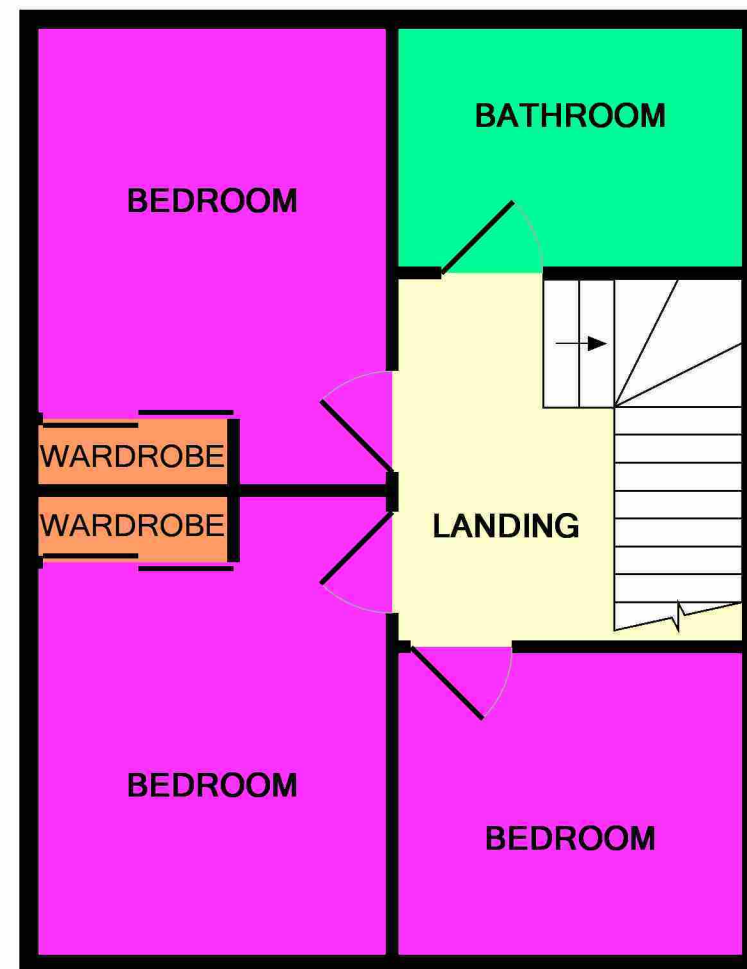


**Garden**





GROUND FLOOR

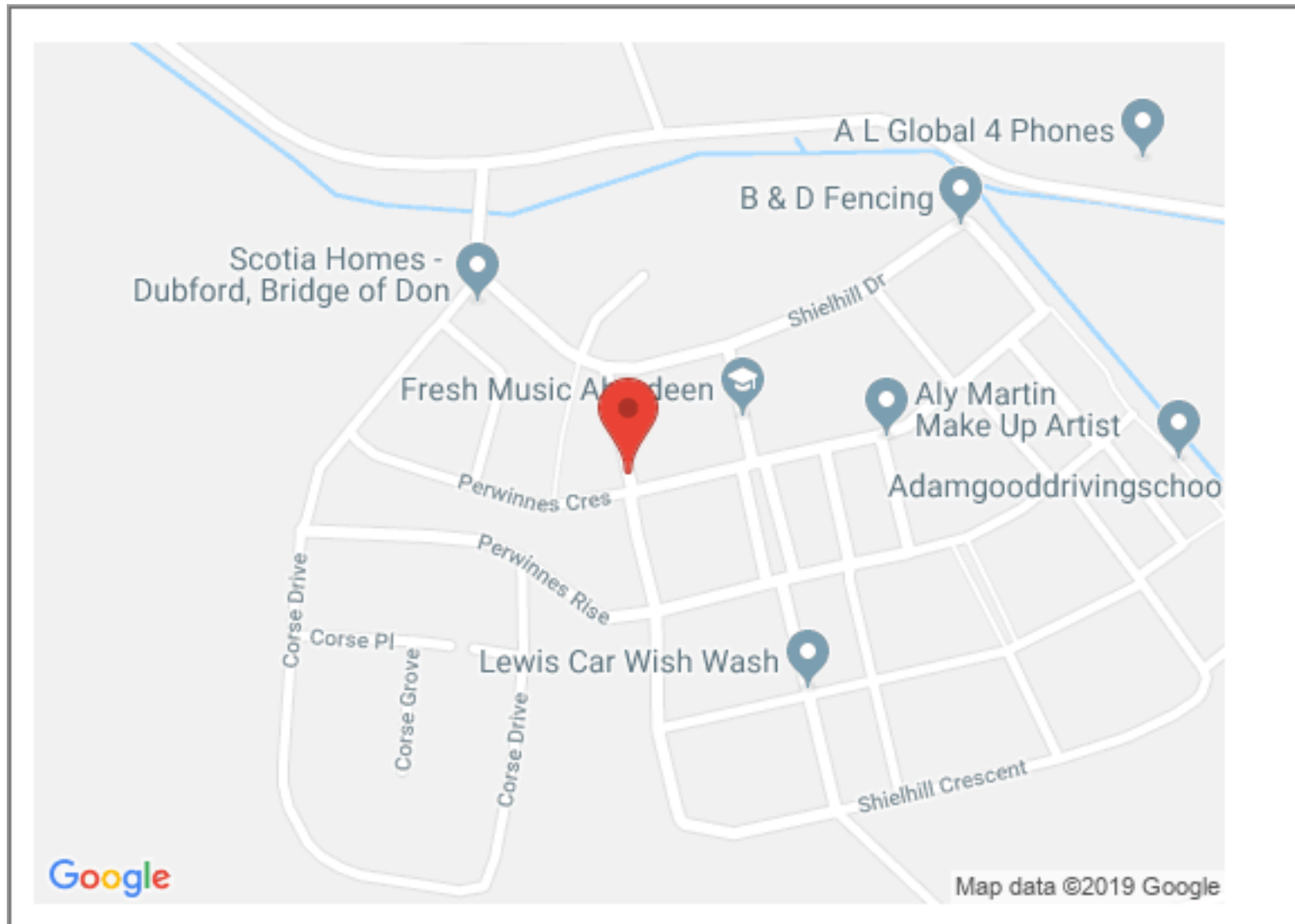


1ST FLOOR

# Floorplan



## Property location



### Directions

Travel from the city centre along King Street, continuing onto Ellon Road and proceeding straight across the roundabout onto the A90. At the next roundabout take the first exit and then second left. Enter the development taking the first exit on the left and Shielhill Crescent is the second on the right.

### Location

Dubford is an attractive, modern development located to the north of Bridge of Don which is easily accessible by car, bike or on foot. The area is well served with many excellent amenities including primary and secondary schooling, as well as a range of shops, supermarkets, hotels and restaurants. Within close reach are a number of sports and leisure facilities including golf courses, swimming pools and parks. Aberdeen city centre is only a ten minute drive away, with a regular bus service available.

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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.