



17 Cairnfold Road | Bridge of Don | AB22 8LB

Two Bedroom Ground Floor Flat

Offers Around £99,000

Situated in a popular established residential area, this ground floor flat has been thoughtfully and comprehensively upgraded and modernised to a standard of finish which can only be appreciated by viewing and enjoys many added features with a quality of finish, offering a lovely, pleasant living environment.

Entrance to the property is gained via a welcoming vestibule which features a storage cupboard which runs the whole width of the property, providing excellent storage.

The vestibule gives way to the bright hall where each room is accessed.

Decorated in modern grey tones, the lounge is a nicely proportioned room with a pleasant outlook to the front.

Recently upgraded, the beautifully appointed kitchen has a range of base and wall units with contrasting work surfaces with a contemporary vibe.

The first of the double bedrooms has a front aspect and has ample space for free standing furniture, in addition to a handy built-in shelved cupboard.

The second of the double bedrooms overlooks the rear of the property and benefits from a double mirrored wardrobe.

Completing the internal accommodation is the newly installed shower room, with a built in vanity unit, WC with concealed cistern and drench shower.

Outside in the communal hall, there are two large storage cupboard with power and vent for utility machines.

The exclusive front garden is laid out in granite chips for easy maintenance and paved parking area suitable for two cars.

The rear garden has an an exclusive area laid out in lawn with a wooden garden shed and shared drying green.

Lounge
14'5" x 12'1" (4.4m x 3.68m) approx.

Kitchen
9'8" x 8'2" (2.95m x 2.49m) approx.

Double Bedroom
13'6" x 9'6" (4.12m x 2.9m) approx.

Double Bedroom
10'0" x 9'6" (3.05m x 2.9m) approx.

Shower Room
6'4" x 6'4" (1.93m x 1.93m) approx.

Gas Central Heating

Double Glazing

Exclusive Driveway with off-street parking for 2 vehicles

Exclusive rear garden area with shared drying green

EPC Band C



Lounge



Lounge - Alternative View



Kitchen



Kitchen - Alternative View



Bedroom 1



Bedroom 2

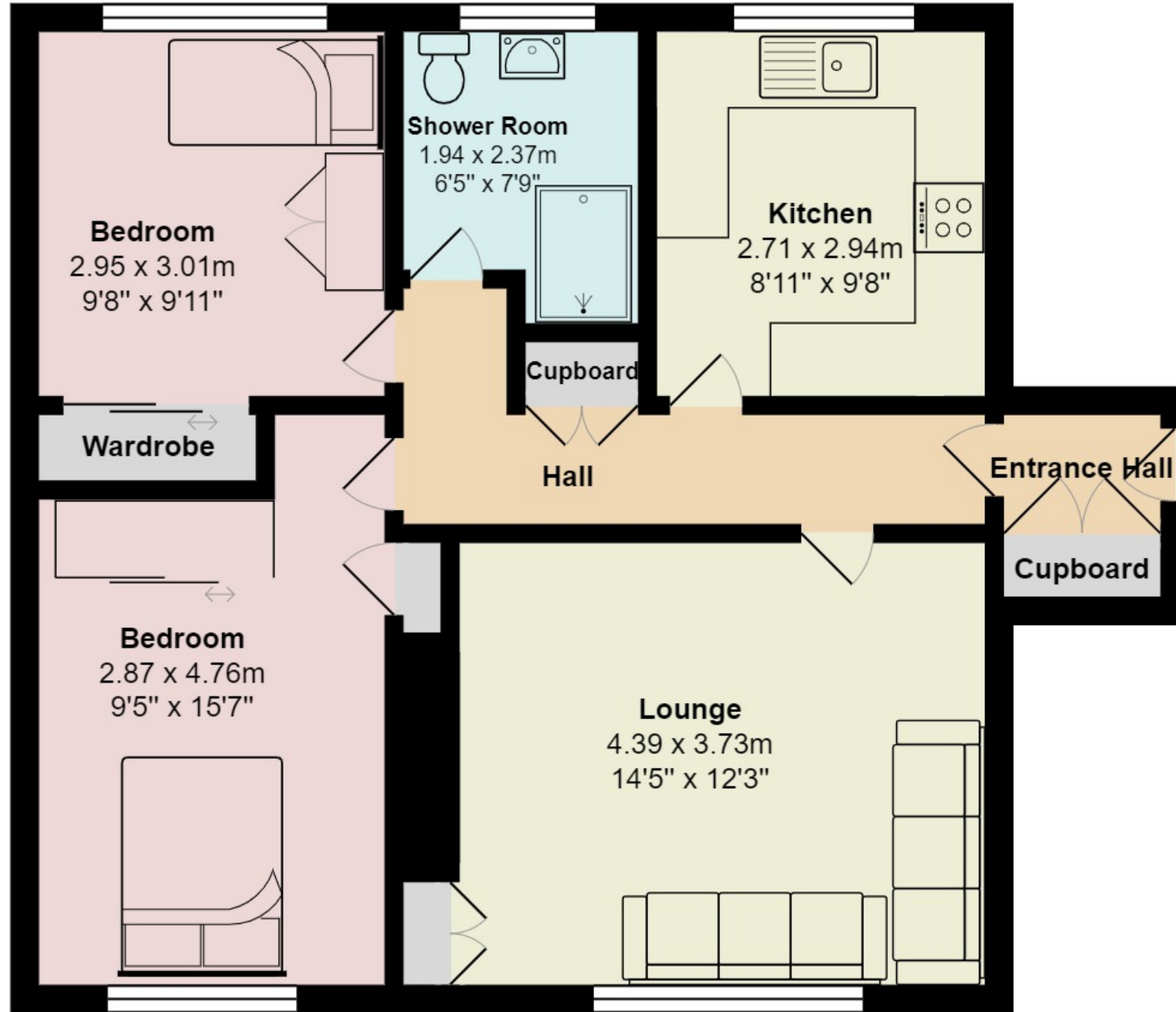


Bathroom



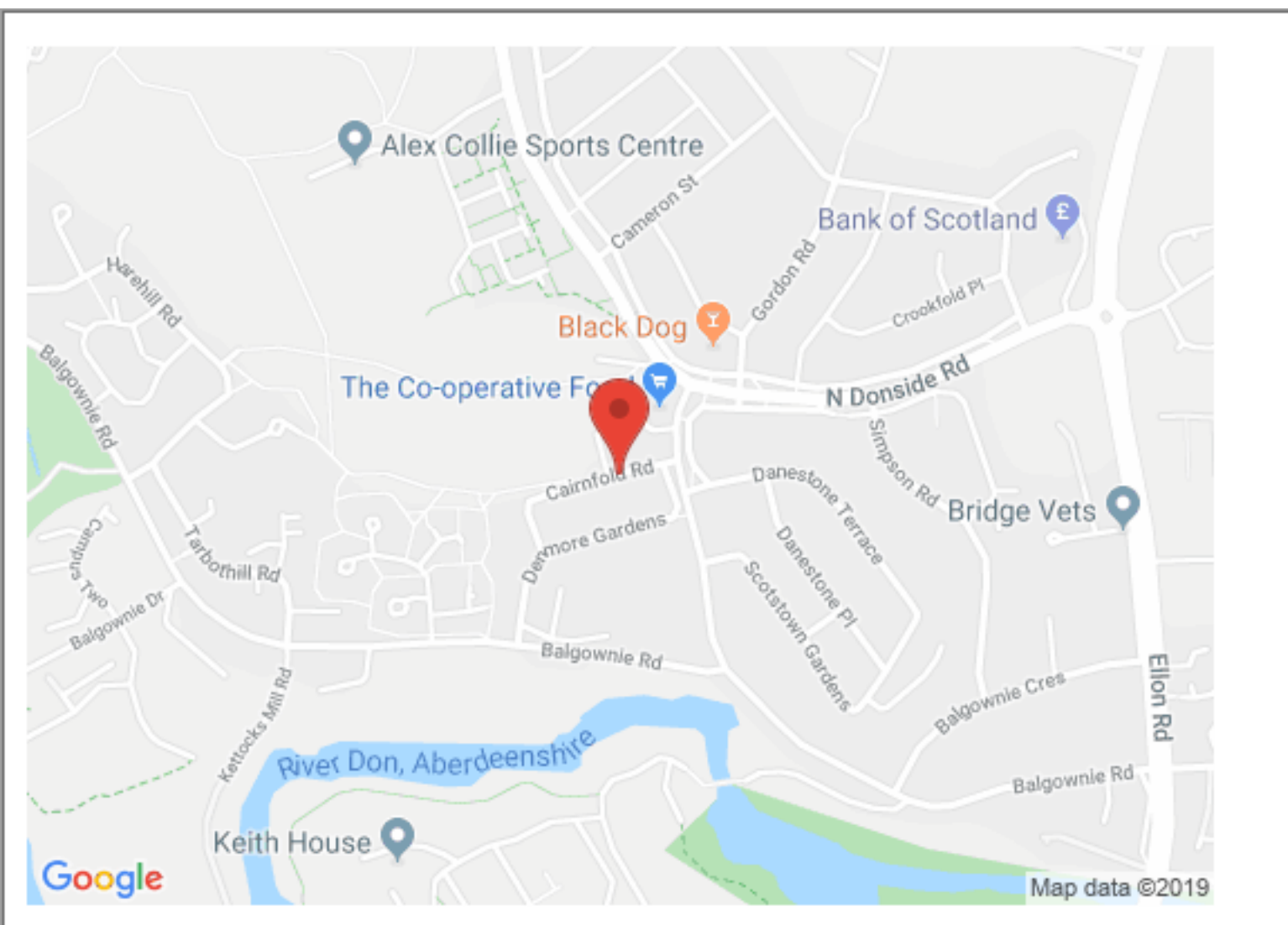
View to the Front

17 Cairnfold Road



Floorplan

Property location



Directions:

From the east end of Union Street continue onto King Street and then onto Ellon Road. At the first set of traffic lights after the bridge turn left onto Balgownie Road and follow this road along until it continues onto Scotstown Road and then turn left (beside the entrance for the Medical Centre) into Cairnfold Road.

Location:

Cairnfold Road is situated in an area well served by local shops and by public transport facilities and most parts of Aberdeen City are readily accessible by a variety of arterial routes. The location is also extremely convenient for the airport and the oil related offices 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.