



36 Dubford Rise,
Bridge of Don, Aberdeen, AB23 8GL

**ledingham
chalmers**
estate agency



Hallway



Kitchen



Lounge

Two/three bedroom detached bungalow with garage

- Truly move in ready accommodation
- Two spacious Double Bedrooms with fitted storage
- Contemporary Kitchen with integrated appliances
- Light and airy Lounge with front facing aspect
- Large single Garage and extensive Driveway
- Modern Bathroom suite with stylish aqua panelling



Two beds.



One bathroom.



Two public rooms.

Enjoying a quiet, well established residential location, within the popular suburb of Bridge of Don, we are delighted to offer for sale this truly immaculate two/three bedroom detached bungalow with extensive driveway.

This beautiful property has been upgraded and well maintained by the current owners to an exceptionally high standard and offers an enviable level of accommodation all on one level. Occupying a large plot with beautifully landscaped garden grounds, the property would be an ideal home for the growing family or those looking to downsize and early viewing of this attractive property is advised.

Entry to the property can be gained to the side and upon entering, you are welcoming into the L shaped hallway which benefits from crisp white decor, stylish grey doors, complimenting grey carpeting and two handy built-in cupboards providing excellent storage. A hatch provides access to the loft by ramsay ladder, providing further useful storage.

Of generous proportions, the light and airy lounge enjoys an outlook to the front of the property, with the expansive window allowing natural light to flood the space. The room is decorated in neutral tones with co-ordinating carpeting and a particular focal point is the ornate fire surround with electric coal effect fire situated within.

The well appointed contemporary kitchen is fitted with a wide range of quality wall and base units with ample work surfaces and glass splash back behind. The kitchen incorporates a stainless steel sink and drainer with mixer tap and a range of integrated appliances, all of which will be included in the sale. A window overlooks the rear and enjoys peaceful views over the garden.



Dining Room



Bedroom



Bedroom



Bathroom

Overlooking the rear of the property, the spacious dining room offers ample space for a range of furnishings and could easily be utilised as a third bedroom if desired. Sliding patio doors provide access out to a staircase which leads you down to the private and enclosed rear garden.

The first double bedroom enjoys a quiet aspect to the rear of the property and benefits from neutral decor, quality carpeting and a fitted wardrobe provides ample shelf and hanging facilities. This bright room also offers further space for a range of free standing furniture.

With an outlook to the front of the property, the second spacious double bedroom benefits from quality carpeting with crisp white walls and a lovely teal feature wall. Excellent storage is provided by the double fitted wardrobe with sliding mirrored doors.

The stylish family bathroom is fitted with a modern white three piece suite comprising WC and wash hand basin set into vanity unit with splashback above. A shower is set over the bath with a glazed screen alongside, complimented by the modern grey concrete effect aqua panelling. A heated towel rail, opaque window and spotlights complete the room.

Externally, there is a small easily maintained garden to front laid with granite chips and shrubs. An embossed concrete driveway to the side provides off street parking and leads to a large single garage which is equipped with power and light with up and over metal door and a further door provides access to the garden. The secluded garden to the rear can be accessed via gate at the side of the property and enjoys a sunny aspect with views over adjacent properties to the North Sea. There is a sheltered patio area overlooking the grassed area and the lower level is accessed by a few steps providing access to the wooden garden shed.

Accommodation

Lounge	14'6" x 13'11"	4.42m x 4.24m
Kitchen	7'6" x 16'10"	2.29m x 5.13m
Dining Room	8'6" x 12'9"	2.59m x 3.89m
Bedroom	11'5" x 13'11"	3.48m x 4.24m
Bedroom	9'4" x 15'1"	2.85m x 4.6m
Bathroom	7'6" x 6'4"	2.29m x 1.93m
Garage	9'5" x 21'10"	2.87m x 6.66m



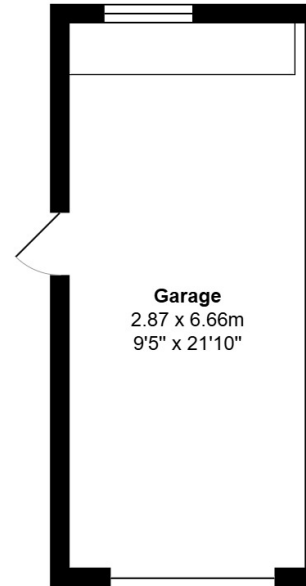
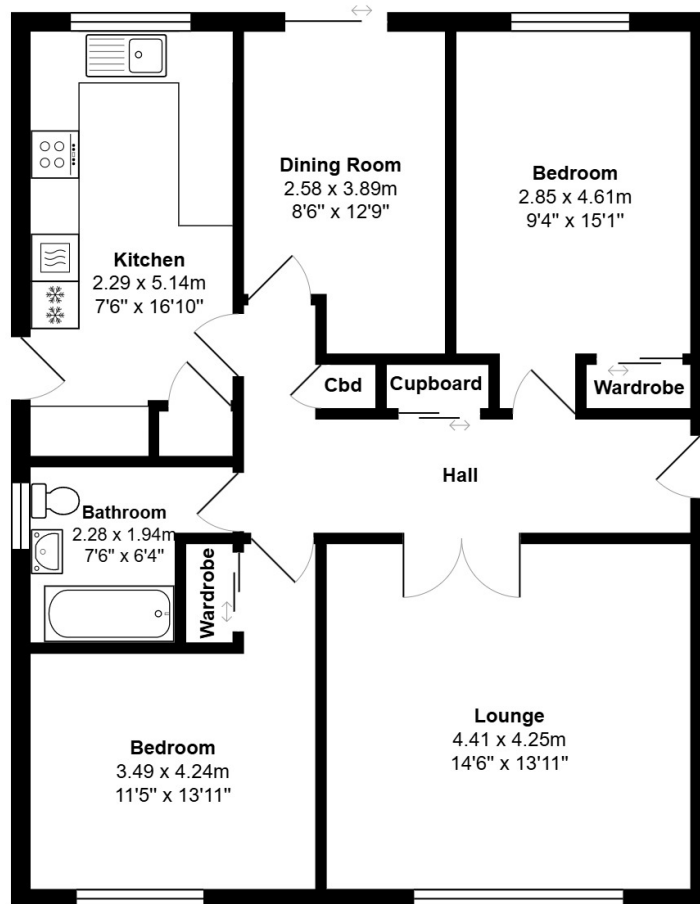
Garden



Garden

Floorplan

36 Dubford Rise



Directions

After crossing the Bridge of Don travel along the Ellon Road and at the second roundabout turn left onto The Parkway. At the next roundabout turn right onto Scotstown Road. After the traffic lights turn right onto Dubford Road. After some distance take the third opening on the left into Dubford Rise. Follow the road until you arrive at No 36 on the right at the curvature of the road.

Location

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. There are ample shopping, sports and recreational facilities. There are also numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

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 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.

Arrange a viewing

Viewing By appointment telephone 077061 12671 or by arrangement with Ledingham Chalmers on 01224 632500

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