



1 Dubford Park,
Bridge of Don, Aberdeen, AB23 9GH

ledingham
chalmers
estate agency



Lounge



Kitchen

**1 Dubford Park,
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Well presented ground floor flat with parking

- Well presented one bedroom ground floor flat
- Open plan kitchen / lounge with front aspect
- Double bedroom to the side with built-in wardrobe
- Modern shower room with built-in storage units
- Part of a well maintained block with communal gardens
- Off street parking available



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this one bedroom ground floor flat located in the ever popular location of Bridge of Don which has fantastic transport links to Aberdeen city centre and with a wide range of local amenities available close by.

The flat is presented in ready to walk in order throughout, featuring laminated wooden flooring in the hall continuing through to the lounge/kitchen which is on open plan, creating an excellent entertaining and social space. The room over looks the front of the building which has an enviable South West aspect.

The kitchen has been refurbished with an attractive range of quality units, finished with a breakfast bar. Appliances include a built-in oven, hob, fridge/freezer and washing machine. A red glass splash back adds a pop of colour to the space.

The bedroom is of double proportion and has a double door wardrobe, which offers an excellent level of storage and houses the hot water tank. The shower room has been well designed and includes an Aqua panelled shower cubicle with an electric shower, extensive built-in storage units, heated towel rail, hand wash basin and sink.

In addition the property is fitted with modern electric heaters, serviced by full double glazing and is secured by an entry system.

There is excellent parking within a large car park to the side of the property, which is shared with the other residences on a non allocated basis. The attractive landscaped garden grounds are maintained by an appointed factor and include large areas of lawn, a drying green and mature flower beds. There is an exclusive waist height external storage unit, which is located to the rear of the building.



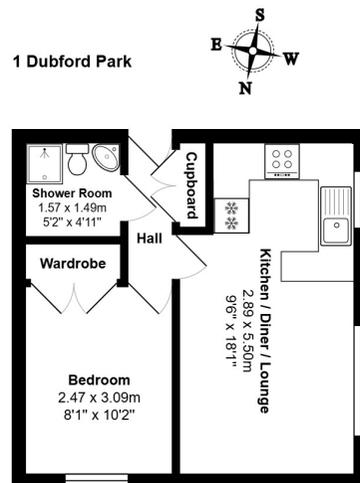
Bedroom



Shower Room

Accommodation and plans

Kitchen / Diner / Lounge	9'6" x 18'1"	2.9m x 5.51m
Bedroom	8'1" x 10'2"	2.46m x 3.1m
Shower room	5'2" x 4'11"	1.58m x 1.5m



Directions

Travelling along King Street across the Bridge of Don and onto the Ellon Road. At the second roundabout turn left onto the Parkway and right at the next roundabout continuing through the traffic lights and then first right into Dubford Road. Turn right into Dubford Park when the property is located in the first block on the left.

Location

Bridge of Don is located to the north side of Aberdeen, 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, Doctor Surgery, Dentist and Leisure Centre immediately nearby, with a Tesco at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and office complexes at Bridge of Don, Dyce and Aberdeen Airport, with easy access to the south of the city via the AWPR.

Arrange a viewing

Viewing By appointment telephone 07771180948 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

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.