



4 Dubford Gardens,
Bridge of Don, Aberdeen, AB23 8GP

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Lounge



Kitchen Diner



Kitchen Diner

Three bedroom semi-detached dwellinghouse with driveway and garage

- Driveway providing off street parking
- Garage converted into further public room with Utility
- Bright and airy Lounge overlooking front garden
- Spacious Kitchen / Diner with appliances included
- Two good sized Double Bedrooms and single Bedroom
- Generous Gardens to front and rear



Three beds.



One bathroom.



One public room.

We are delighted to present for sale this immaculate three bedroom semi-detached dwellinghouse with garage in the popular residential area of Bridge of Don.

This beautiful family home has been well maintained by the current owner, providing modern accommodation spanning two floors. Enjoying the modern comforts of gas central heating and double glazing, the property provides the ideal purchase for first time buyers or families and early viewing is highly recommended.

Upon entering, the bright entrance hallway leads to the generously proportioned lounge which features a large picture window overlooking the front. An archway provides access to the spacious kitchen / diner which offers space for a large dining table and chairs and allows access to the rear garden via patio doors. The modern dining kitchen is fitted with a range of base and wall mounted units with co-ordinating work surfaces and splashback behind. There are a range of appliances, both integrated and freestanding and all appliances are to remain as part of the sale.



Bedroom



Bedroom



Bedroom



Bathroom

A carpeted staircase leads to the upper floor landing where a hatch provides access to the loft space providing excellent storage. Upstairs, there are two excellent sized double bedrooms, both of which benefit from built in wardrobes and generous room proportions, allowing space for a range of bedroom furniture. There is a further single bedroom which enjoys a front facing aspect and could be utilised as a children's nursery/bedroom or office/study if required. Completing the accommodation is the stylish bathroom which is fitted with a white three piece suite incorporating a shower over the bath.

Outside, the driveway provides ample space for off street parking and leads to the single garage. The garage has been converted into a further public space, currently utilised as a beauty room and equipped with a utility room at the rear. There is space to host laundry appliances and the space could be utilised in a number of ways, ideal for those with their own business. The well presented front garden is mainly laid to lawn. The fully enclosed rear garden is also mainly lawn with an attractive shed included as part of the sale.

Accommodation

Lounge	12'10" x 12'2"	3.91m x 3.71m
Kitchen / Diner	16'0" x 9'10"	4.88m x 3m
Bedroom	9'10" x 11'2"	3m x 3.4m
Bedroom	9'10" x 9'1"	3m x 2.77m
Bedroom	6'1" x 7'11"	1.85m x 2.41m
Bathroom	6'2" x 4'11"	1.88m x 1.5m
Office / Family Room	8'0" x 11'8"	2.44m x 3.56m
Utility Room	8'0" x 4'6"	2.44m x 1.37m



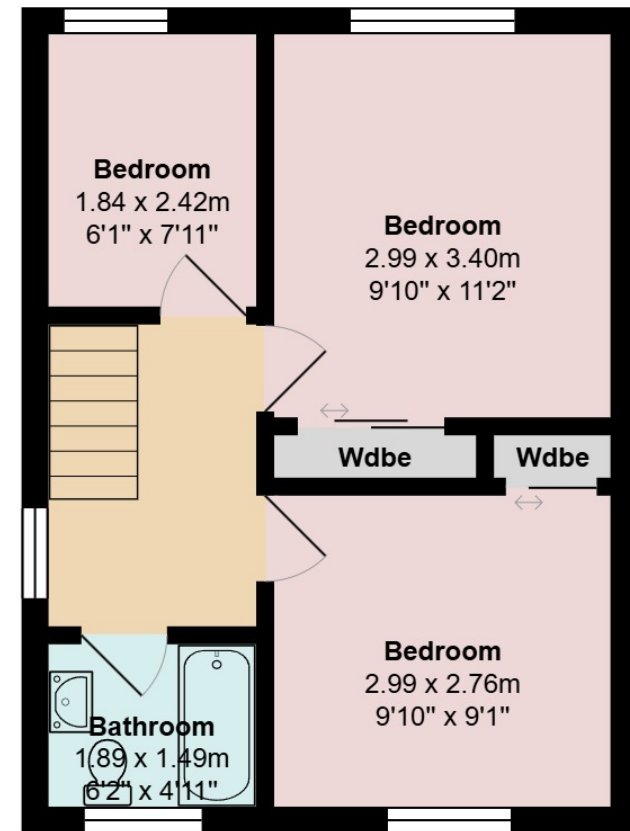
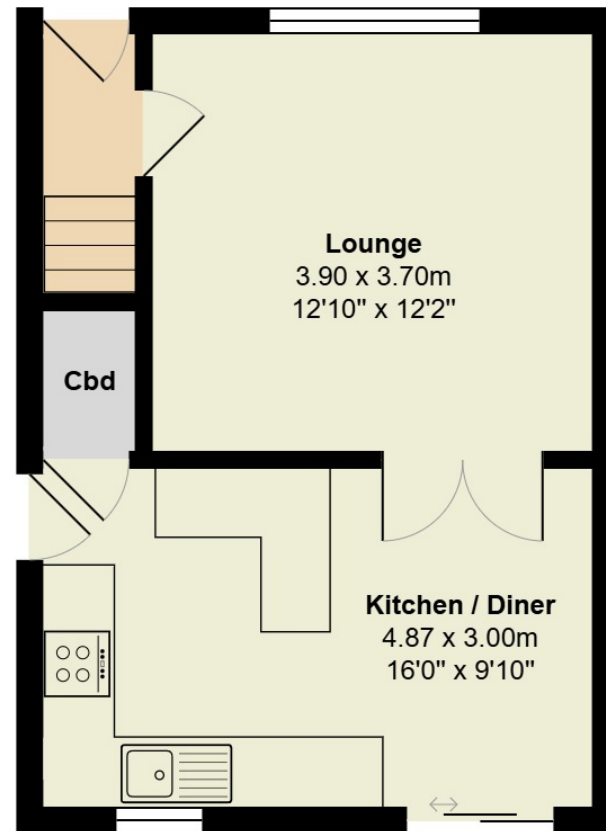
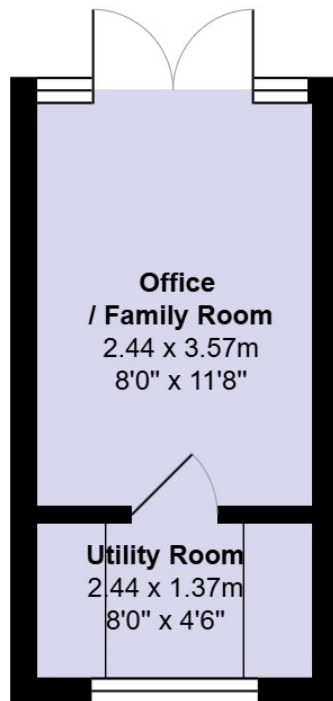
Office / Family Room



Rear Garden

Floorplan

4 Dubford Gardens



Directions

Leave Union Street on to King Street, cross the River Don and continue to the AECC. At the major roundabout turn left on to the Parkway, at the next roundabout turn right on to Scotstown Road, continue straight on at the traffic lights, then turn right on to Dubford Road. Follow the road round to Dubford Rise, and Dubford Gardens is the first road on the right hand side.

Location

Bridge of Don is a popular suburb situated to the north side of Aberdeen and 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 and Tesco 24 hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

Arrange a viewing

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.