



**18 Dubford Gardens,**  
Bridge of Don, Aberdeen, AB23 8GP

**ledingham  
chalmers**  
estate agency



Lounge / Dining Room



Lounge / Dining Room



Kitchen

## Three bedroom detached dwellinghouse with garage

- Fantastic location with local schools and amenities nearby
- Bright and airy Lounge / Dining Room on open plan
- Well equipped Kitchen with generous storage
- Shed / Workshop, Summerhouse, Greenhouse and Garage
- Three good sized Bedrooms
- Beautiful sea views to the rear



Three beds.



One bathroom.



One public room.

**We are delighted to bring to the market this beautifully maintained and generously proportioned three bedroom detached home, occupying a desirable plot in a quiet, well-established residential area of Bridge of Don.**

Offering exceptional living space throughout, this property is ideally suited to families seeking comfort, functionality, and room to grow. With its bright and airy atmosphere, complemented by neutral decor, early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Upon entering, you are welcomed by a spacious hallway that provides access to all of the ground floor accommodation. The expansive lounge / dining room is filled with natural light from dual aspect windows, creating a warm and inviting space. Neutral decor and complimenting carpeting enhances its appeal, making it the ideal room for both relaxing and entertaining.

The kitchen is thoughtfully designed and fitted with a wide range of wooden wall and base units, co-ordinated worktops, and splashback behind. The kitchen is complete with a range of integrated and freestanding appliances, all of which are included in the sale. From here, a door provides access to the garage and rear garden.

A cloakroom toilet completes the ground floor accommodation and is fitted with a WC and a separate wash hand basin set into vanity unit.



Bedroom



Bedroom



Bedroom



Bathroom

A carpeted staircase ascends to the upper floor landing where you will find a large built-in cupboard providing excellent storage and a hatch provides access to the loft which is partially floored and accessed by a pull down ladder for ease.

There are two generously sized double bedrooms, both featuring built-in wardrobes that provide excellent storage for clothing and personal items. The third bedroom is a single room, offering flexible use as a nursery, study, or guest bedroom and enjoys interrupted sea views to the rear.

The family bathroom is a neutral suite, fitted with shower over the bath, WC, wash hand basin set into vanity, opaque window, spotlights and tiles fitted to both the floor and walls.

Externally, the driveway to the front provides parking for two cars and leads to the single garage which is equipped with power, light and a newly fitted electrically operated door. There is an area of lawn to the side which is bordered with shrubs.

To the rear, the garden is fully enclosed and mostly laid in lawn with a fantastic patio area available for utilising in the summer months. There is a sizeable shed/workshop which is equipped with power and light and is an ideal space for those with hobbies and a further greenhouse is also available for keen gardeners. A further addition to the garden is the summerhouse which is tucked away, providing an ideal space to relax and unwind.

This outstanding home combines spacious interiors, practical features, and a family friendly layout in a peaceful, sought-after location.

## Accommodation

Lounge / Diner	9'1" x 23'8"	2.77m x 7.22m
Kitchen	9'11" x 8'10"	3.02m x 2.69m
Garage	7'10" x 19'10"	2.39m x 6.05m
Bedroom	10'7" x 9'0"	3.23m x 2.74m
Bedroom	9'6" x 12'2"	2.9m x 3.71m
Bedroom / Study	8'9" x 8'10"	2.67m x 2.69m
Bathroom	7'9" x 5'4"	2.36m x 1.63m



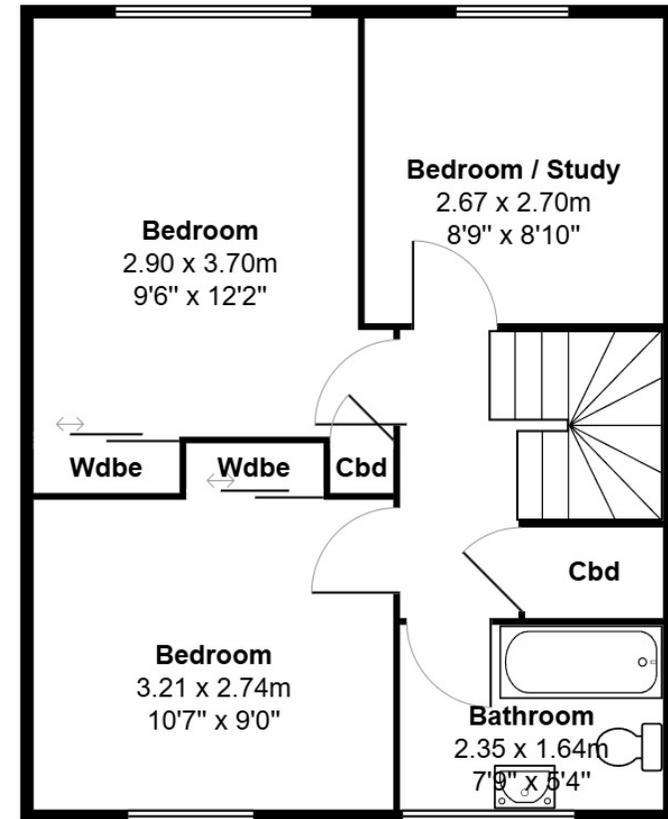
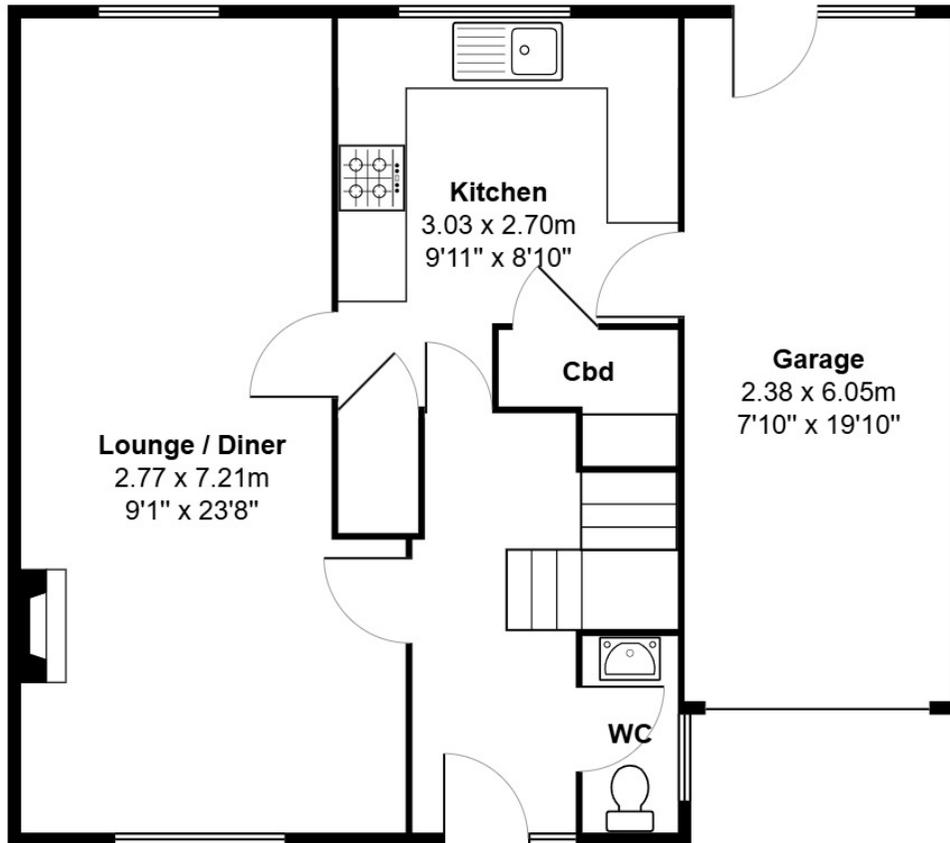
Views



Rear Garden

Floorplan

18 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 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 07944 168218 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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