



29 Dubford Place,
Bridge of Don, Aberdeen, AB23 8FW

**ledingham
chalmers**
estate agency



Lounge / Diner



Conservatory



Kitchen

Three bedroom detached dwellinghouse with driveway and garage

- Quiet residential street in the popular Bridge of Don area
- Spacious accommodation spanning two floors
- Driveway leading to single Garage
- Generous Gardens to front and rear
- Ample storage facilities throughout
- Three good sized Bedrooms



Three beds.



One bathroom.



Two public rooms.

In a quiet cul-de-sac in Dubford, Bridge of Don, we are delighted to offer for sale this spacious detached three bedroom dwellinghouse with single garage and driveway.

Decorated in a neutral palette and enjoying a bright and airy atmosphere, the property benefit from gas central heating and uPVC double glazing. Although requiring a degree of modernisation, this fantastic home would be an ideal starter home for the growing family, within walking distance to Greenbrae Primary School and Oldmachar Academy.

The light and airy porch provides access into the property and leads you to the inner hallway which in turn takes you through to all accommodation. The lounge / dining room is most spacious and is flooded with light by the large windows to front. The room is decorated in neutral tones with complimenting carpet and sliding doors provide access to the conservatory. The conservatory is a superb addition to the property and provides direct access out to the rear garden. The kitchen is well equipped and fitted with a range of base and wall units with co-ordinating work surfaces with tiled splashback behind. The kitchen incorporates a large walk-in storage cupboard and a range of appliances, all of which are to be included as part of the sale.



Bedroom



Bedroom



Bedroom

A carpeted staircase leads to the upper floor landing which has a window to the side and a hatch provides access to the loft providing further storage. There are two double bedrooms and a single bedroom, all of which benefit from built-in wardrobes and storage cupboards. The family bathroom completes the accommodation of this appealing property and is fitted with a bath with shower over, WC, wash hand basin and finished with tiled walls.

Externally, the front garden is laid in lawn surrounded by mature shrubs, plants and trees in the borders enclosed with a low level wall. A driveway to front provides off-street parking and leads to the single garage with up and over door. The fully enclosed rear garden is well established with an area of lawn sheltered by mature shrubs and trees adding a high degree of privacy to the property.

Early viewing is recommended to appreciate the level of accommodation on offer.



Bathroom

Accommodation

Lounge / Diner	11'2" x 24'6"	3.4m x 7.47m
Conservatory	9'2" x 9'2"	2.79m x 2.79m
Kitchen	8'10" x 9'4"	2.69m x 2.85m
Garage	9'0" x 17'0"	2.74m x 5.18m
Bedroom	9'6" x 10'1"	2.9m x 3.07m
Bedroom	8'6" x 12'6"	2.59m x 3.81m
Bedroom	7'10" x 9'3"	2.39m x 2.82m
Bathroom	6'8" x 6'2"	2.03m x 1.88m



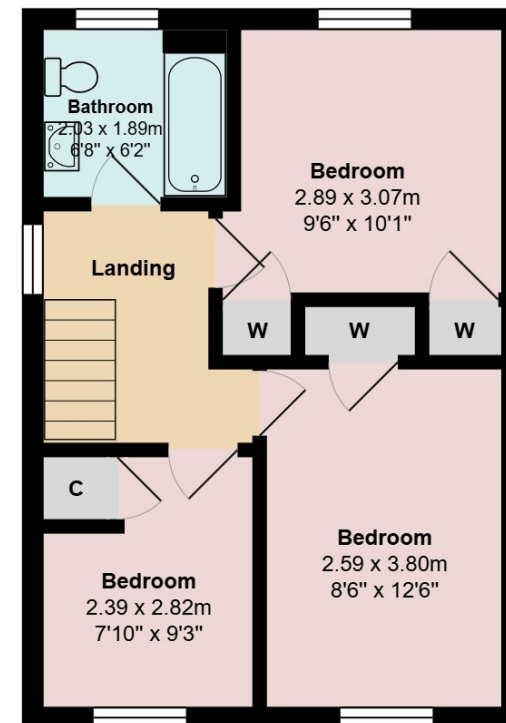
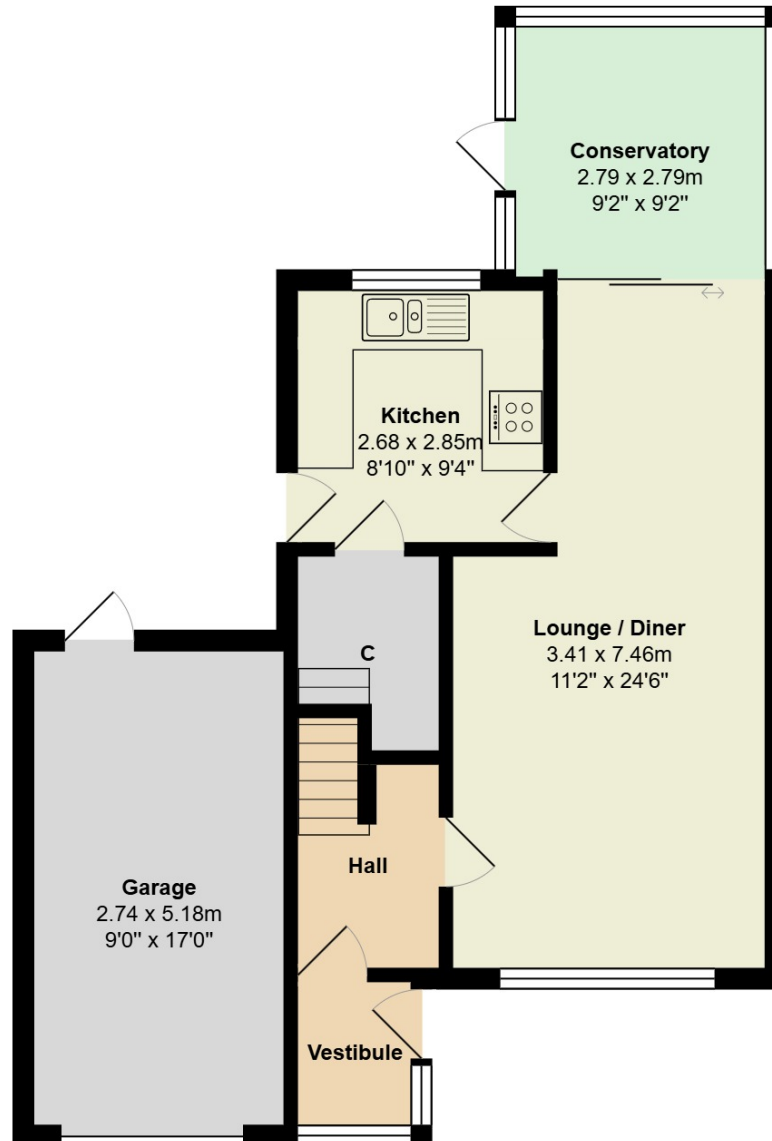
Views



Rear Garden

Floorplan

29 Dubford Place



Directions

Travelling from Aberdeen proceed along King Street across the Bridge of Don onto Ellon Road and at the Exhibition Centre roundabout turn left onto the Parkway. At the next roundabout turn right onto Scotstown Road, continue straight through the first set of traffic lights and turn right onto Dubford Road. Take a left onto Dubford Crescent then right onto Dubford Place.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.