



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

ledingham
chalmers
estate agency



Kitchen



Dining room



Lounge

Three bedroom detached bungalow with garage

- Desirable location with local amenities nearby
- Spacious accommodation all on one level
- Generous storage facilities throughout
- Three excellent sized double Bedrooms
- Three versatile public rooms, all of good proportion
- Well presented Gardens to front and rear



Three beds.



One bathroom.



Three public rooms.

Occupying a large plot, we are delighted to offer for sale this three bedroom detached bungalow with garage which is situated in a popular residential area of Bridge of Don.

This well presented property offers deceptively spacious accommodation with excellent storage facilities throughout. With fresh decor, mostly in neutral tones, the accommodation is all on one floor and is served by gas central heating and double glazing. Externally there are well-kept gardens to front and rear and an extensive driveway leads to the detached garage.

Upon entering the home, you are immediately welcomed into the L shaped hallway which is light and airy and leads you through to all accommodation. A handy cloakroom toilet is directly off the hallway and fitted with a WC and wash hand basin.

The kitchen is fitted with a range of white gloss base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with stylish red splash back tiling behind. The kitchen incorporates a range of integrated appliances and further free standing appliances, all of which are available by separate negotiation. A breakfast bar provides an ideal space for informal dining.

The formal dining room is a versatile space, ideal for entertaining guests or a perfect family room.

The lounge is most spacious and provides ample space for a range of furniture. The room is decorated in neutral tones with complimenting laminate wooden flooring and sliding doors provides access into the conservatory.



Conservatory



Bedroom



Bedroom



Bedroom

The conservatory is a fantastic addition to the property and offers a peaceful retreat overlooking the rear, with patio doors providing direct access to the garden.

There are three excellent sized double bedrooms, all equipped with built-in wardrobes providing generous storage and further space available to host a range of bedroom furniture.

Completing the accommodation is the shower room which comprises of a walk-in shower enclosure with stylish aqua panelled wall, WC and wash hand basin set into vanity and finished with tiled flooring and part tiling to the walls.

Externally, the driveway provides off street parking and leads to the detached garage. The well presented front garden is mainly laid to lawn featuring a range of attractive plants and shrubs. The extremely private rear garden is fully enclosed and mainly laid to lawn with patio and decking areas providing the ideal spot for enjoying the summer months.

This delightful property perfectly combines comfort and convenience, offering an excellent opportunity to acquire a fantastic home in a highly desirable area.

Accommodation

Hallway	18'8" x 10'4"	5.69m x 3.15m
Kitchen	9'2" x 12'3"	2.79m x 3.73m
Dining Room	10'10" x 12'3"	3.3m x 3.73m
Lounge	21'4" x 14'0"	6.5m x 4.27m
Conservatory	11'5" x 12'0"	3.48m x 3.66m
Bedroom	11'5" x 14'0"	3.48m x 4.27m
Bedroom	12'7" x 14'0"	3.84m x 4.27m
Bedroom	12'7" x 10'0"	3.84m x 3.05m
Shower Room	5'9" x 8'7"	1.75m x 2.62m
WC	3'10" x 6'3"	1.17m x 1.91m
Garage	17'7" x 9'7"	5.36m x 2.92m

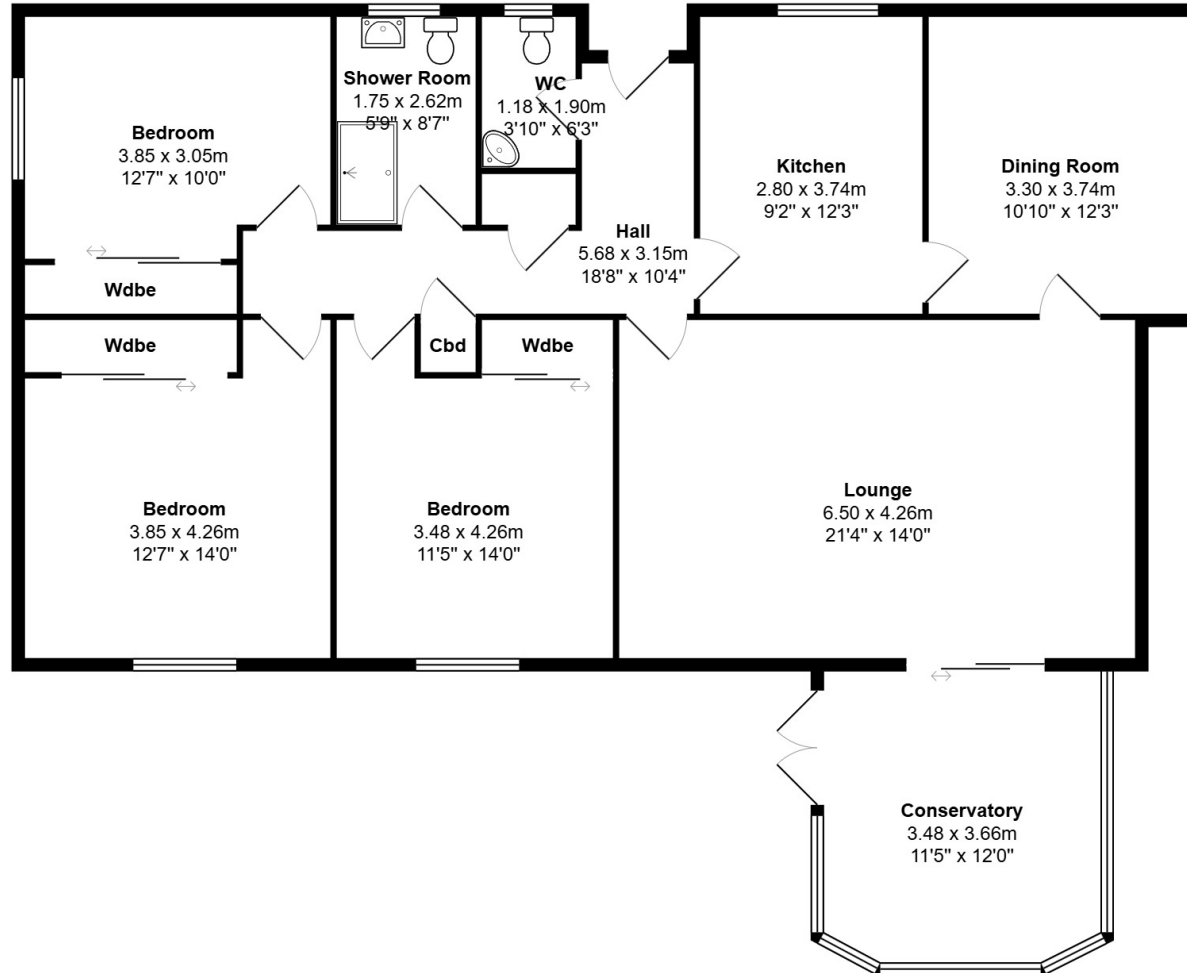
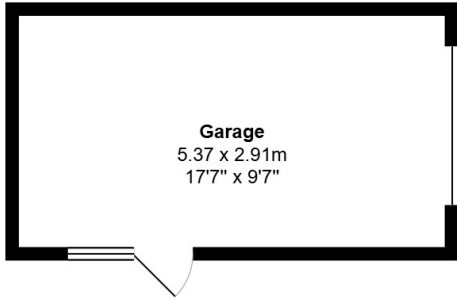


Shower room



Rear Garden

Floorplan



Directions

Leave Union Street on to King Street, cross the River Don and continue to the old 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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com