



## SEMI-DETACHED DWELLINGHOUSE

19 GORDON PLACE  
BRIDGE OF DON  
ABERDEEN, AB23 8RA

ENTRANCE HALL

LOUNGE

FITTED KITCHEN

SHOWER ROOM

3 BEDROOMS

SHOWER ROOM

SINGLE GARAGE

GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Fixed Price

**£225,000**

## DESCRIPTION

We are pleased to offer for sale this desirable, three bedroom, semi-detached dwelling house which enjoys an enviable location within a well-established residential area of the popular suburb of Bridge of Don. Offering a generous level of attractively presented accommodation which spans two floors, this ideal family home has in the last year benefited from extensive improvements which include the installation of smart new shower rooms at ground and first floor levels, new oak interior doors with brushed chrome handles have been fitted, fresh décor has been applied throughout, and co-ordinating quality floor coverings laid. The large uPVC double glazed windows allow a good flow of natural light through all rooms, the gas central heating system, which is remotely controlled by the "Hive" has been upgraded with new radiators, and most sockets and switch plates have been replaced in brushed steel. Outside, there is a detached single car garage, a fully enclosed rear garden which enjoys a particularly sunny aspect, whilst at the front and side there is convenient off-street parking for up to 3 cars on the recently extended, loc-bloc driveway. Interior viewing is genuinely recommended to fully appreciate the appeal of this "ready to move into" property, which comprises: entrance hall, bright and spacious front facing lounge, superbly appointed kitchen fitted with a comprehensive range of walnut cabinets and quality white goods, and striking shower room fitted with contemporary fittings, all at ground floor level. On the first floor there are three good sized bedrooms, two of which benefit from built-in storage facilities, and a luxurious shower room fitted with white "Roca" sanitary ware, and walk-in shower. All carpets, floor coverings, window blinds, light fittings and white goods are included in the sale.

## LOCALITY

The home enjoys a good location in the heart of the Bridge of Don, a popular residential suburb lying to the north of Aberdeen City Centre. The area is well served by local amenities which include a choice of primary and secondary schools, supermarket, and local shops serving everyday needs, leisure facilities including playing fields, swimming pool, and indoor sports activities, golf courses, a Health Centre, and public transport. A regular public transport service and "Park-and-Ride" scheme offer a quick route to the City Centre.



### ENTRANCE HALL

Accessed at the side of the property via a partially glazed/uPVC door, the neutral décor is enhanced by new oak doors with polished chrome handles, and ceramic floor tiles with mat well. Built-in cupboard housing central heating boiler. Wall mounted coat hooks. Smoke detector. Polished chrome spotlight fitting.

### LOUNGE

17'6" x 15' approx

Accessed from the hall via a glazed door, this instantly appealing room is generously proportioned with two front facing windows providing ample natural light. Television aerial point with satellite connection. Telephone point with Broadband facility. Two polished chrome/glass ceiling lights. Brushed steel sockets and switch plates. Vertical window blinds and new solid oak flooring.

### FITTED KITCHEN

12'7" x 10'3" approx

The superbly appointed kitchen enjoys a particularly bright and airy aspect and overlooks the rear garden. Well equipped with a comprehensive range of walnut cabinets incorporating a built-in wine rack, contrasting black gloss work surfaces and splashbacks, new integrated white goods include a "Bosch" dishwasher, and "Whirlpool" washing machine. Stainless steel "AEG" 4-burner gas hob with chimney style extractor hood above, and electric oven/grill below. The free standing "LG" fridge/freezer with water dispenser will remain. Stainless steel sink and drainer with mixer tap. Lighting is by over-unit lights and a circular spotlight fitting. Slate effect laminate floor tiles. Staircase to first floor.

### SHOWER ROOM

The smart shower room has recently been upgraded to a high standard and boasts contemporary sanitary ware in a white finish, comprising: wc with recessed cistern; white gloss vanity unit incorporating moulded wash basin with chrome mixer tap; and corner shower enclosure fitted with chrome mains powered shower with flexible shower head, and curved glass doors. The walls are covered in "wet wall" and walnut panelling with floating wall shelves, which adds a tasteful feature. Chrome ladder style radiator. Brushed chrome spotlight fitting. Opaque glass side facing window. Ceramic floor tiles.

### FIRST FLOOR

A carpeted staircase with glass balustrade, floor level lighting, and fixed handrail ascends to the first floor accommodation. Recessed down lighters and smoke detector.

### DOUBLE BEDROOM 1

13'4" x 10'9" approx

Charming, bright and spacious room enjoying a quiet aspect to the rear of the home and benefiting from a deep built-in cupboard fitted with hanging rail and light. Tasteful décor with co-ordinating new cream coloured carpet, and vertical window blind. Concealed aerial for wall mounted TV. Brushed chrome spotlight fitting.

### DOUBLE BEDROOM 2

9'4" x 8'9" approx

This time located to the front of the home, and decorated in a neutral theme with co-ordinating new cream coloured carpet. Vertical window blind. Circular spotlight fitting.

### BEDROOM 3

9'7" x 6'3" approx

Again front facing, this bright bedroom benefits from a mirror fronted wardrobe which provides ample storage and currently houses a wall mounted TV. Vertical window blind. New solid oak flooring.

### SHOWER ROOM

The luxurious shower room has recently been upgraded with ceramic tiling to the walls and floor. The contemporary sanitary ware by "Roca" includes: wc with recessed cistern; wall-hung wash basin with chrome mixer tap; and walk-in shower fitted with "Grohe" mains powered shower, fixed and flexible shower heads, and glass screen. Large fitted wall mirror. Vertical radiator. Chrome recessed downlighters. Opaque glass side facing window.

### OUTSIDE

The front of the property provides convenient off-street parking for up to 3 cars on a recently extended loc-bloc driveway. Stone chipped area suitable for displaying potted plants. Outside light and water tap. At the rear the garden is fully enclosed by a wooden gate and fencing. Enjoying a private and sunny aspect there is an area at the back suitable for laying a patio, whilst the remainder is laid to lawn with borders of seasonal plants. "Vileda" rotary clothes dryer. Sensor activated security light.

### SINGLE GARAGE

Detached from the home and fitted with an up and over front door, power, light, workbench, tumble dryer and storage shelves.

### DIRECTIONS

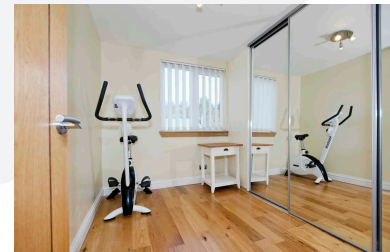
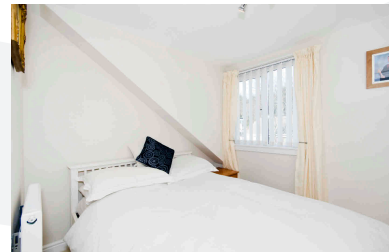
Travel to Bridge of Don via King Street and Ellon Road. At the first roundabout exit left onto North Donside Road, then turn right onto Broadfold Drive. Follow the road onto Broadfold Terrace, then Gordon Place where number 19 is located on the left hand side, clearly identifiable by our "For Sale" sign.

### VIEWING

Tel 07966 185895 (Mr Walsh).

### DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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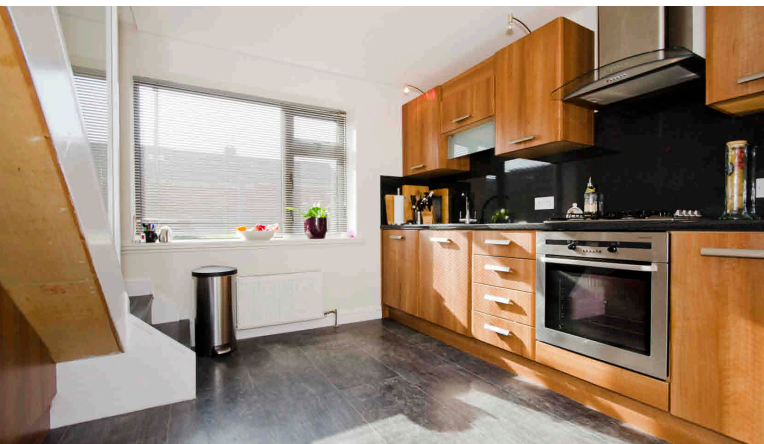
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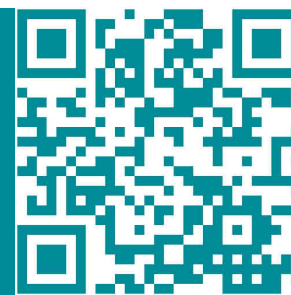
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