



SEMI-DETACHED DWELLINGHOUSE

1 FORVIE TERRACE
BRIDGE OF DON
ABERDEEN, AB22 8TH.

HALL
LOUNGE
DINING ROOM
CONSERVATORY
FITTED KITCHEN
3 BEDROOMS
SHOWER ROOM
GARAGE
GAS CH/DG
GARDENS
OFF-STREET PARKING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£240,000

DESCRIPTION

We are delighted to offer for sale this highly desirable, three bedroomed, semi-detached dwellinghouse with large single car garage, which enjoys an enviable location within a quiet cul-de-sac setting in the established residential suburb of Bridge of Don. Occupying a large corner plot with delightful, extremely private and fully enclosed side and rear gardens, this attractively presented home represents an ideal choice for a couple or family. The décor throughout is in neutral tones and benefits include gas fired central heating, full double glazing, cavity wall insulation, and convenient off-street parking for several cars at the front of the property. Particularly worthy of mention is the superb conservatory which is accessed from both the lounge and kitchen, overlooks the rear garden, and affords a pleasant space for quiet relaxation. Included in the sale are all carpets, floor coverings and window blinds, and the accommodation comprises: welcoming entrance hall, comfortably proportioned lounge with dining room on semi open-plan, bright and spacious conservatory, well equipped kitchen, three good sized bedrooms, two of which benefit from generous storage facilities, and a smart fully tiled shower room with white sanitary ware, glazed shower enclosure, and vanity unit. Interior viewing is essential to fully appreciate this appealing family home.

LOCALITY

Bridge of Don is well served by local amenities, including a variety of shops serving everyday needs, an Asda supermarket, health centres, churches, coffee shops, and restaurants. The area is convenient for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, with a public transport service operating to and from the city centre. Leisure facilities include a community centre with swimming pool, a state-of-the-art private fitness club in nearby Danestone, pleasant river walks at Brig o' Balgownie and along the estuary at Bridge of Don, with several challenging golf courses a short drive away, including the world renowned Trump International.



HALL

Accessed via uPVC panelled door with glazed side screens. Decorative radiator cover. Smoke detector. Telephone point. Laminate wood flooring. Staircase to first floor. Partially glazed door and side panels to lounge.

LOUNGE

13'10" x 12'2" approx

Attractively presented and comfortably proportioned lounge with front facing window fitted with vertical blinds. Feature fireplace with granite effect inset and hearth incorporating an electric fire. Neutral décor with painted dado rails. Television aerial with Sky HD connection. Built-in gas meter cupboard. Brass/glass triple shade light fitting and two co-ordinating wall lights controlled by dimmer switch. Laminate wood flooring. Archway with glass panels either side to dining room.

DINING ROOM

11'11" x 7'10" approx

On semi open-plan with the lounge and featuring similar décor with painted dado rails and decorative wall mouldings, the dimensions of this room can comfortably accommodate a dining table and chairs. Decorative radiator cover. Brass/glass triple shade light fitting. Laminate wood flooring. Patio doors to conservatory.

CONSERVATORY

16' x 12'9" approx

A fabulous addition to the home overlooking the rear garden, the conservatory is accessed from both the dining room and kitchen and affords a quiet space for relaxation. Decorative radiator cover. Pitched ceiling with two fanlight fittings. Television aerial with Sky HD connection. Vertical window blinds and full length curtains fitted to patio doors. Laminate wood flooring. Glazed door and French doors to garden. Partially glazed doors to kitchen and dining room.

FITTED KITCHEN

11' x 6'10" approx

Well equipped kitchen fitted with a range of dark oak cabinets, contrasting work surfaces and splashback tiling. Under-unit light. Stainless steel sink and drainer with mixer tap and new side facing window above. Wall mounted central heating boiler. The "Cannon" gas cooker and "Indesit" dishwasher will remain. Space for fridge/freezer. Flush glass ceiling light. Vertical window blind. Ceramic floor tiles.

FIRST FLOOR

A carpeted staircase with solid handrail leads to the first floor where white panelled doors provide access to all remaining rooms. Hatch to double insulated and partially floored loft space accessed via pull down ladder. Shelved airing cupboard housing the water tank. "Tiffany" style glass light fitting. New side facing window with open aspect and fitted with vertical blind. Smoke detector.

DOUBLE BEDROOM 1

13'1" x 8'1" approx

Attractively presented, front facing double bedroom benefiting from an extensive range of free standing furniture incorporating wardrobes, overhead bridging units, and 6-drawer chest, which will remain. Built-in cupboard fitted with hanging rail. Brass/glass triple shade light fitting. Roller blind to window. Carpeted floor.

DOUBLE BEDROOM 2

9'8" x 9'2" approx

Enjoying a quiet aspect to the rear of the home, this good sized double bedroom is tastefully presented with co-ordinating décor, roller blind and carpet. Built-in wardrobe providing hanging and shelving facilities. Brass/glass triple shade light fitting.

BEDROOM 3

10'2" x 7'6" approx

Generously proportioned single bedroom, front facing, and featuring co-ordinating décor, roller blind, curtains and carpet. The grey coloured single wardrobe/combination unit will remain.

SHOWER ROOM

Smart, fully tiled shower room fitted with a white wc with concealed cistern and counter-sunk wash basin with chrome mixer tap, both housed within a white vanity unit with open display shelves and contrasting counter-top; and glazed corner shower enclosure fitted with chrome mains shower and sliding doors. Glass display shelf and co-ordinating accessories. Chrome ladder style radiator. Extractor fan. Chrome recessed downlighters. Opaque rear facing window fitted with roller blind. Ceramic floor tiles with electric under-floor heating.

OUTSIDE

The front of the property is enclosed by a dwarf wall and an extensive "Harestone" driveway provides convenient off-street parking for several cars. Small shrub bed to the side. Carriage light. A paved path and wooden gate provides access to the delightful rear garden which is fully enclosed by wooden fencing and enjoys a particularly private aspect for outdoor relaxation. Thoughtfully landscaped on two tiers in a combination of stone chips and paving stones, a variety of mature ferns, shrubs, and potted plants provide a splash of colour. Sensor operated security lighting. Wooden bench. Rotary clothes dryer. The wooden shed will remain. The wooden summerhouse and wooden workshop, each serviced by electricity, are available for sale by separate negotiation.

GARAGE

A larger than average single car garage with up and over front door, and door providing direct access to the rear garden. Fitted with power, light, water tap, shelving and with ample space for free standing storage units.

DIRECTIONS

Travel to Bridge of Don via King Street, continuing onto Ellon Road and to the second roundabout at AECC, turning left onto the Parkway. At the next roundabout take the third exit onto Scotstown Road and turn left at the traffic lights onto Jesmond Drive. Take the second opening on the left into Jesmond Avenue, then turn fourth right into Forvie Terrace, where number 1 is located along on the left hand corner.

VIEWING

Tel 01224 821397 or 07510 (Thomson).

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.





**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk



SEMI-DETACHED DWELLINGHOUSE

1 FORVIE TERRACE, BRIDGE OF DON, ABERDEEN, AB22 8TH.

HALL
LOUNGE
DINING ROOM
CONSERVATORY
FITTED KITCHEN
3 BEDROOMS
SHOWER ROOM
GARAGE
GAS CH/DG
GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over
£240,000