



SEMI-DETACHED DWELLINGHOUSE

21 SEAVIEW PLACE
BRIDGE OF DON, ABERDEEN
AB23 8RL

HALL
CLOAKROOM
LOUNGE
DINING KITCHEN
CONSERVATORY
3 BEDROOMS
BATHROOM
GCH/DG
GARDENS
DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

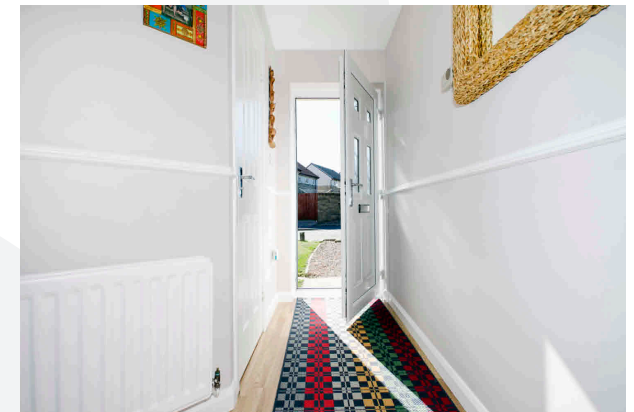
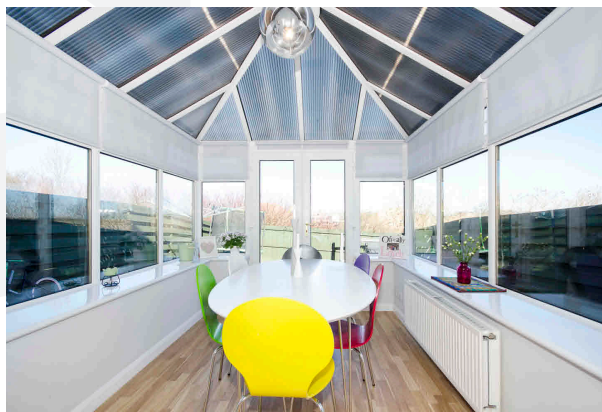
£240,000

DESCRIPTION

We are pleased to offer for sale this desirable, three bedroom, semi detached dwellinghouse which forms part of a well established residential development in the popular suburb of Bridge of Don. Offering a generous level of stylishly presented accommodation spanning two floors, this ideal family home enjoys the comforts of gas fired central heating, uPVC double glazed windows and doors, and convenient off-street parking. Interior viewing is strongly recommended to fully appreciate this instantly appealing home, which will be sold inclusive of all carpets, floor coverings, window blinds, light fittings, most curtains, and the integrated white goods in the kitchen. The ground floor accommodation comprises: hall, cloakroom with white suite, attractively presented lounge with glazed double doors opening onto a superbly appointed kitchen, and fabulous conservatory overlooking the garden on open-plan concept. On the first floor there are two good sized double bedrooms, a large single bedroom, and bathroom fitted with a white 3-piece suite and over-bath shower. The tidy gardens are easily maintained and offer an ideal space for al fresco dining at the rear.

LOCALITY

Bridge of Don is a well established residential suburb to the north of Aberdeen benefiting from a range of local shops, banks and restaurants together with Tesco and Asda supermarkets. The oil related offices at Dyce and Bridge of Don, as well as Aberdeen International Airport, are readily accessible, as is a regular public transport service providing direct links to the city centre. A choice of leisure facilities including swimming pools, golf course and community centres are also close at hand as are both primary and secondary schools.



HALL

Accessed via uPVC panelled front door with glazed inset. Neutral décor and painted dado rails. Smoke detector. Laminate wood flooring. Staircase to first floor.

CLOAKROOM

Boasting a striking feature wall, the cloakroom is fitted with a white wc and wall mounted wash hand basin with tiled splashback. High level electric fusebox and wall mounted coat hooks. Opaque glass window fitted with wooden venetian blind. Laminate wood flooring.

LOUNGE

Attractively presented and comfortably proportioned lounge with white wooden venetian blind fitted to front facing window, and laminate wood flooring. Television aerial point with satellite connection. Telephone point. Contemporary ceiling light. Georgian style glazed double doors to kitchen.

DINING KITCHEN

Upgraded in recent years, the stylish kitchen is fitted with a comprehensive range of white, high-gloss cabinets complemented by brushed chrome handles, blockwood veneer work surfaces, and splashback tiling. Under-unit lighting. Stainless steel sink and drainer with mixer tap. "Hotpoint" stainless steel 4-burner gas hob with "Neff" extractor canopy above, and electric oven/grill below. Integrated washing machine and dishwasher. The free standing fridge/freezer will remain. Understair storage cupboard. Two ceiling pendants. Window and partially glazed/uPVC door to rear garden. Laminate wood flooring. Informal dining for 4 at breakfast bar (stools will remain) and ample space for dining table and chairs.

CONSERVATORY

A fabulous addition to the home and on open-plan with the kitchen, the conservatory is glazed on three sides, with French doors opening onto the rear garden. Television aerial point. Central ceiling light and two stainless steel wall lights. Roller blinds. Laminate wood flooring.

FIRST FLOOR

A carpeted staircase with solid handrail and open spindle balustrade leads to the first floor where white panelled doors provide access to all rooms. A side facing window with roller blind provides ample natural light. Built-in shelved airing cupboard. Hatch access to loft space. Smoke detector.

DOUBLE BEDROOM 1

Lovely, bright and well proportioned room enjoying a quiet aspect and open view to the rear of the home. The large free standing wardrobe with sliding mirror fronted door will be included in the sale. Concealed aerial for wall mounted TV. Contemporary ceiling light. Roller blind and neutral coloured carpet.

15'3" x 12'6" approx

15'8" x 10'6" approx

11'1" x 9'8" approx

12' x 9'4" approx

DOUBLE BEDROOM 2

Bright, front facing room featuring co-ordinating décor, roman and venetian window blinds, and carpet. Central ceiling light.

12'8" x 8'11" approx

BEDROOM 3

9'8" x 7'4" approx Again located to the front of the property, this is a good sized single bedroom benefiting from a built-in cupboard fitted with hanging rail. White wooden venetian blind and roman blind fitted to window. Neutral coloured carpet.

BATHROOM

Bright bathroom fitted with a white suite, comprising: wc with recessed cistern, and counter-sunk wash hand basin with chrome mixer tap, both housed within a corner vanity unit incorporating storage and display facilities; and bath, above which is a chrome mains powered shower and shower curtain. Ceramic wall tiling around the bath and to the splashback areas. Fitted wall mirror and shaving light above the wash hand basin. Chrome towel rail. Extractor fan. Triple spotlight fitting. Opaque rear facing window fitted with roller blind. Vinyl floor covering.

OUTSIDE

The front garden is laid to lawn and a paved driveway at the side provides convenient off-street parking for up to 2 cars. A wooden gate provides access to the rear garden which is fully enclosed by fencing, where a wooden deck affords an ideal space for al fresco dining. The remainder of the garden is laid to lawn. Rotary clothes dryer. Outside lights. Water tap. The large plastic shed (with electricity supply) and wooden bike store will remain.

DIRECTIONS

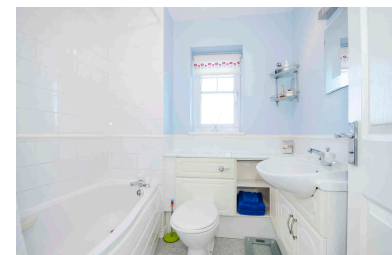
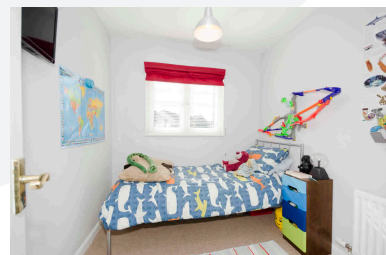
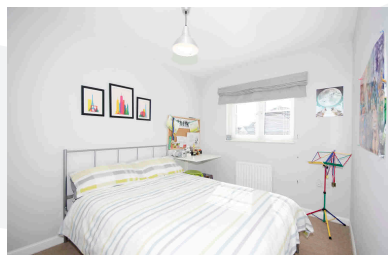
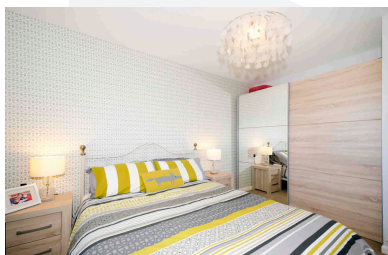
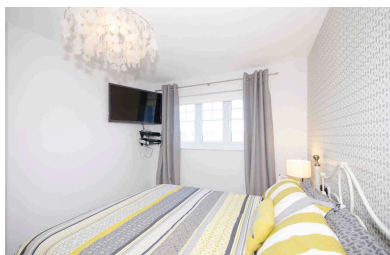
Travel to the Bridge of Don from Aberdeen City Centre via King Street and Ellon Road, continuing to the roundabout at the Exhibition Centre where turn left into the Parkway. Take the third exit at the next roundabout onto Scotstown Road and continue through the traffic lights turning first right into Dubford Road. Follow the road to the end turning right into Seaview Drive, then left into Seaview Place where number 21 is clearly identifiable at the bottom of the road.

VIEWING

Tel 07846 135240 (Mrs Naude).

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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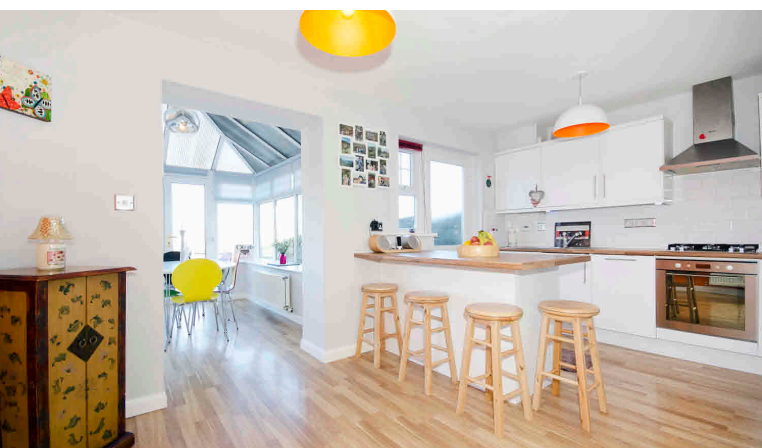
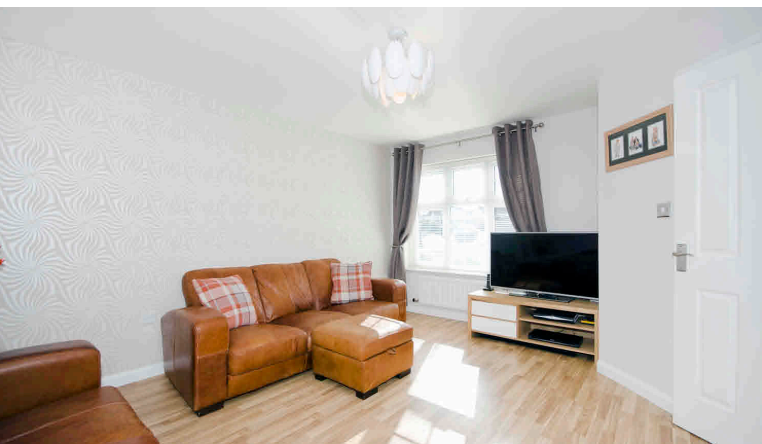
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