



## SEMI-DETACHED DWELLINGHOUSE

22 ASHWOOD PARK  
BRIDGE OF DON  
ABERDEEN, AB22 8PR

ENTRANCE VESTIBULE  
LOUNGE  
BREAKFASTING KITCHEN  
CONSERVATORY  
2 BEDROOMS  
BATHROOM  
PARTIALLY FLOORED LOFT  
GCH/DG  
DRIVEWAY & GARAGE  
GARDEN



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£205,000**

## DESCRIPTION

In truly immaculate condition, we have pleasure in offering for sale this two bedroom semi-detached dwellinghouse with conservatory and garage located in a quiet cul-de-sac within the popular suburb of Bridge of Don. The subjects have been upgraded, exceptionally well maintained and thoughtfully extended to provide enviable family accommodation and have been freshly decorated throughout with the attention to detail offering an individual home for the discerning buyer. Boasting many delightful features including light Oak wood effect flooring and well appointed quality kitchen which provides space for every day dining. Worthy of mention is the stunning conservatory with tiled roof which is a lovely addition to the property and has been enhanced by French doors leading to the rear garden. Outside there is an exclusive garden area to the front which is laid to lawn and the stunning rear garden is fully enclosed providing complete seclusion and privacy and a safe play area for children. On split level it is attractively laid out with low maintenance in mind with patio and decking areas. To the side there is a good size loc-bloc driveway which leads to the single garage. Benefitting from gas central heating (with combi boiler) and double glazing, all fitted floor coverings, curtains (except in the lounge), blinds and light fittings are to be included in the sale, together with the integrated oven, hob, hood, fridge/freezer and dishwasher. The tumble dryer, automatic washing machine and "Keter" shed may be available by separate negotiation. In ready to move-in condition, this most delightful property must be viewed internally to be fully appreciated and early viewing is strongly advised.

## LOCALITY

Bridge of Don is a very popular residential suburb 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 a wide range of shopping, sports and recreational facilities and numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is easily accessible either by car or public transport and the industrial estates of both Bridge of Don and Dyce, together with Aberdeen Airport are also close at hand.





### ENTRANCE VESTIBULE

Entered via a Upvc exterior door with glazed panel. Large floor to ceiling storage cupboard. A partly glazed door leads to the lounge.

### LOUNGE

15'4" x 11'9" Approx

This most charming lounge exudes a light and airy atmosphere with a large picture window providing open views to the front of the property. In excellent decorative order and enhanced by Light Oak wood effect laminate flooring. An attractive staircase leads to the first floor.

### BREAKFASTING KITCHEN

11'7" x 8'11" approx

The well appointed kitchen is fitted with a wide range of modern Beech wood effect wall and base units, contrasting splashback and work surfaces incorporating the stainless steel sink and drainer. The integrated oven, hob, hood, fridge/freezer and dishwasher are to remain. A breakfast table provides every day family dining. Light Oak wood effect laminate flooring.

### CONSERVATORY

10'9" X 8'11" approx

A lovely addition to the property which is on semi-open plan with the kitchen and enjoys pleasant views over the rear garden. Features of this room include a tiled roof allowing one to utilise this room all year round and quality fitted blinds. Two velux windows draws in ample natural light and French doors leads to the garden. Light Oak wood effect laminate flooring.

### FIRST FLOOR

Am attractive staircase leads from the lounge to the upper hall where all further accommodation can be found. Hatch to partially floored loft.

### DOUBLE BEDROOM 1

11'10" at longest x 9'1" approx

This comfortable bedroom has been freshly decorated and enjoys the extra benefit a of built-in mirror wardrobe providing hanging space and storage. Light Oak wood effect laminate flooring. Window to the rear.

### BEDROOM 2

11'9" x 7'7" approx

Bedroom Two provides pleasant views to the front of the property and again benefits from a built-in mirror wardrobe with hanging space and storage and light Oak wood effect laminate flooring.

### BATHROOM

This beautifully appointed bathroom is fitted with a white three piece suite comprising bath with mains shower over, wc with concealed cistern and wall mounted contemporary wash hand basin. Stylish wall tiling. Light up mirror. Two built-in storage cupboards. Heated towel rail. Wood effect laminate flooring.

### LOFT

A hatch in the upper hall leads to the partially floored loft.

### OUTSIDE

To the front of the property there is an exclusive garden area which is laid to lawn and the rear garden is fully enclosed providing complete privacy and seclusion and attractively laid out with low maintenance in mind with patio and decking areas. The "Keter" shed may be available by separate negotiation. A good sized loc-bloc driveway is situated to the side and leads to the single garage.

### GARAGE

Accessed via an up-and-over door, the garage benefits from power and light and houses the automatic washing machine and tumble which are both available by separate negotiation.

### DIRECTIONS

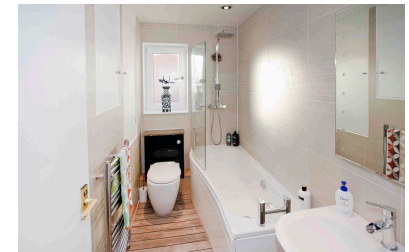
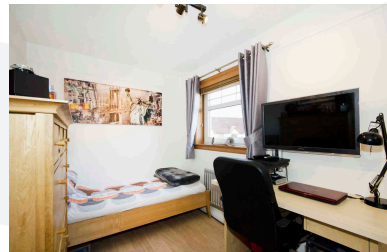
At the east side of Union Street turn left onto King Street and travel for some distance towards Bridge of Don, continuing along the Ellon Road. At the AECC roundabout take the first exit onto The Parkway. Continue ahead and at the next roundabout take the third exit onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive and Ashwood Park is some distance ahead on the left.

### VIEWING

Please telephone 01224-705245 or 07889849868 or 07557916257 or contact the selling agents.

### 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  
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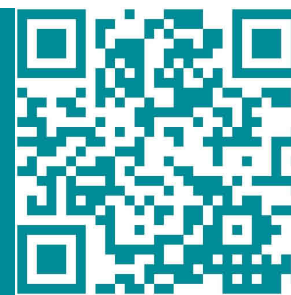
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