



SEMI-DETACHED DWELLINGHOUSE

86A WOODCROFT AVENUE
BRIDGE OF DON, ABERDEEN
AB22 8DW

HALL
LOUNGE/DINING ROOM
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GCH/DG
GARDENS
DRIVEWAY
WORKSHOP



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£198,000

DESCRIPTION

We are delighted to offer for sale this desirable, two bedroom, semi-detached dwellinghouse which boasts an enviable location within a quiet cul-de-sac of only five properties, in an established residential development of the popular suburb of Bridge of Don. Upgraded to a high standard in recent years, this appealing home enjoys a particularly bright and airy aspect with pleasant open outlooks to front and rear. The smart kitchen and bathroom have both been upgraded with contemporary fittings, new uPVC windows have been fitted to most rooms, and French doors installed in the dining room. The stylish décor is complemented by a combination of practical floor coverings which are included in the sale together with all window blinds, most light fittings, white goods in the kitchen, and large wooden workshop in the rear garden. Interior viewing is strongly recommended to fully appreciate the appeal of this attractive home, which will undoubtedly appeal to a couple or young family, and comprises: entrance hall, attractively presented lounge/dining room, and well equipped kitchen on the ground floor level. On the first floor there are two good sized double bedrooms, each benefiting from built-in mirror-fronted wardrobes, and a striking bathroom fitted with white sanitary ware. The rear garden is fully enclosed and enjoys a particularly sunny aspect and high degree of privacy, with a large wooden deck providing an ideal space for outdoor relaxation. At the front the garden is laid to lawn, with a paved driveway providing convenient off-street parking at the side.

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

Welcoming entrance to the home featuring neutral décor, hardwood flooring with matwell, and glazed door to the lounge. Cupboard fitted with coat hooks and housing the electric fusebox. Decorative radiator cover. Flush glass ceiling light. Smoke detector. Staircase to the first floor.

LOUNGE

14'2" x 10'5" approx

A well proportioned, instantly appealing lounge boasting an open outlook to the front of the property. Striking feature wall, ceiling coving and carpeted floor. Wooden venetian blinds with padded pelmet fitted to window. Concealed aerial with Sky connection for wall mounted TV. Telephone point. Understair storage cupboard fitted with coat hooks.

DINING ROOM

9' x 7'3" approx

On open-plan with the lounge, this bright room benefits from French doors with fitted roller blinds providing direct access to the rear garden. Carpeted floor.

FITTED KITCHEN

9' x 5'4" approx

An open archway accesses the well equipped kitchen which is fitted with a modern range of white, high gloss cabinets complemented by brushed chrome handles, black gloss work surfaces and splashbacks. Built-in wine rack. Under-unit and floor plinth lighting. Stainless steel sink and drainer with flexible spray mixer tap, above which is a window overlooking the rear garden. Stainless steel 4-burner gas hob with glass splashback and chimney style extractor canopy above, and electric oven/grill below. Integrated fridge/freezer. The "Hotpoint" washer/dryer will remain. Circular chrome spotlight fitting. Roller blind to window. Laminate slate effect floor tiles

FIRST FLOOR

A carpeted staircase with stainless steel handrails ascends to the first floor where white panelled doors provide access to the remaining rooms. Hatch to partially floored loft space with light, accessed via pull down ladder. Chrome recessed downlighters. Smoke detector. Shelved airing cupboard housing the water tank.

DOUBLE BEDROOM 1

11'3" x 10'9" approx

Good sized double bedroom enjoying a pleasant open outlook to the front, and benefiting from a built-in, mirror-fronted double wardrobe. Bold, striped accent wall with co-ordinating roller blinds and hardwood flooring. Concealed aerial for wall mounted TV. Telephone point. Contemporary ceiling light.

DOUBLE BEDROOM 2

10'5" x 8'2" approx

This charming double bedroom is decorated in primary colours with a co-ordinating roller blind fitted to the rear facing window. Built-in, mirror-fronted wardrobe fitted with hanging rail and shelf.

Chrome recessed downlighters. Carpet.

BATHROOM

The smart bathroom is fitted with a modern, white 3-piece suite comprising: wc; vanity basin with chrome waterfall tap housed within a white gloss unit incorporating drawers and storage cupboards; and bath, above which is an electric shower and glass screen. Wet wall panelling around the bath and to the splashback areas. Fitted wall mirror above the vanity basin. Chrome ladder, towel rail and co-ordinating accessories. Recessed downlighters. Opaque glass rear facing window fitted with roller blind. Mosaic tile effect vinyl flooring.

OUTSIDE

The tidy front garden is laid in grass with a paved path leading to the front door, whilst a paved driveway at the side provides convenient off-street parking for up to 2 cars. Outside light. Fully enclosed by a Fyfestone wall and wooden fencing, the rear garden enjoys a particularly private and sunny aspect. A large wooden deck provides an ideal space for al fresco dining and outdoor relaxation, with the remainder of the garden laid to lawn and low maintenance stone chips. Rotary clothes dryer. Sensor operated security light. Water tap.

WORKSHOP

16'4" x 12'1" approx

Fitted with power and light, this versatile wooden outhouse is currently used as a workshop but could also serve as an outside storage area/playroom/home office.

DIRECTIONS

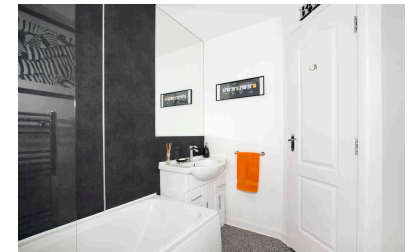
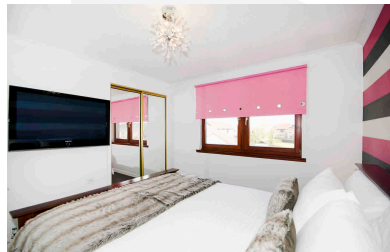
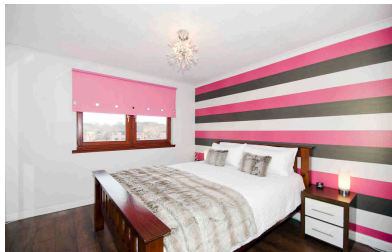
Travel to Bridge of Don via King Street and Ellon Road. At the AECC roundabout exit onto The Parkway continuing to the next roundabout where take the third exit onto Scotstown Road. Turn left at the traffic lights onto Jesmond Drive and travel for some distance, passing Asda on the right, and continue down the hill past Forehill Primary School, turning left into Ashwood Road. Turn left again into Woodcroft Avenue where the property is clearly identifiable within a cul-de-sac on the left hand side of the road.

VIEWING

Tel 07891 512339 (Mrs Meres).

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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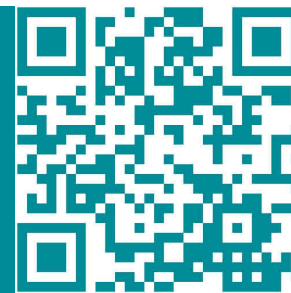
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