



SUPERIOR DWELLINGHOUSE: GREATLY REDUCED

BRAE VIEW, SCOTSTOWN ROAD
BRIDGE OF DON, ABERDEEN
AB22 8JX.

VESTIBULE & RECEPTION HALL

LOUNGE

KITCHEN/FAMILY ROOM

MASTER BEDROOM/EN-SUITE

GUEST SUITE

3 FURTHER DOUBLE BEDROOMS

2 FURTHER SHOWER ROOMS

GAS CH/DG

INTRUDER ALARM

GARDEN

DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£350,000

DESCRIPTION

We are delighted to offer for sale this superior, five double bedroom, detached dwellinghouse which is located in an established residential area within the popular suburb of Bridge of Don. Constructed from an individually designed, pre-insulated timber frame kit, this newly completed home boasts an exceptional level of space, and is finished to a high standard throughout. The gas central heating system is served by a highly efficient "Viceman" boiler, and floor to ceiling double glazed windows in several of the rooms create a particularly bright and airy ambience. Other modern conveniences include internal fire safety doors, mains wired smoke detectors, "LED" recessed downlighters, and an intruder alarm system. The superbly appointed lounge enjoys an elevated position and leafy outlook on the first floor, whilst there is an open plan kitchen/family room at ground floor level. Two of the double bedrooms enjoy the luxury of an en-suite facility, whilst they all benefit from mirror-fronted wardrobes. The contemporary, white sanitary ware is enhanced by co-ordinating vanity units, and mains powered showers in the shower rooms, and bathroom. The décor has been completed in neutral tones, complemented by a combination of co-ordinating carpets and floor coverings, all of which are included in the sale together with the integrated appliances in the kitchen. Outside, the roof is slate covered, the external walls are finished in a smooth-coat render, and all external finishings are virtually maintenance free. The garden is laid in granite chippings, and there is a tarmac driveway providing convenient off-street parking for up to 4 vehicles. Representing a rare opportunity for a purchaser to acquire a brand new, family sized home within an established residential area, interior viewing is essential to fully appreciate the appeal of this enviable, "ready to move into" property.

LOCALITY

The area is well served by local amenities, including a variety of shops serving everyday needs, Lidl, Asda and Tesco supermarkets, primary and secondary schools, health centres, pubs, and restaurants. Conveniently located for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, a regular public transport service operates 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, along the nature reserve and estuary at Bridge of Don, and the open spaces at Seaton Park. There are several challenging golf courses close by including Royal Aberdeen, Murcar, and the world renowned Trump International.



ENTRANCE VESTIBULE

Glazed/uPVC entrance to the home. Wall mounted intruder alarm control panel. Two opaque glass uplighters. Vinyl flooring. Glazed door and side panels to hall.

RECEPTION HALL

Welcoming hall with white panelled doors and staircase to the first floor. Built-in cupboard housing the central heating boiler and water tank. Carbon monoxide detector and extractor fan. Recessed downlighters. Carpeted floor.

KITCHEN/FAMILY ROOM

Exceptionally spacious, open-plan room with French doors to the garden and full height windows along another wall, creating a maximum flow of natural light. The kitchen area is fitted with a range of white, high-gloss cabinets complemented by brushed chrome handles, contrasting work surfaces, and black quartz effect splashbacks. Stainless steel sink with chrome mixer tap. Ceramic hob with extractor hood above, eye-level microwave oven, and electric oven/grill. Integrated appliances include: fridge/freezer, washer/dryer, and dishwasher. There is ample floor space to accommodate both dining and lounge furniture. Several recessed downlighters and smoke detector. Slate effect laminate floor tiles.

21'7" x 17'1" approx

SHOWER ROOM

Fitted with a white wc; wall-hung wash basin housed within a white vanity unit with quartz effect splashback; and double width shower enclosure fitted with aqua panelling, chrome mains powered shower, and glass doors. Mirror fronted medicine cabinet and shaver socket above the wash basin. Chrome ladder style radiator. Extractor fan and recessed downlighters. Frosted glass rear facing window. Ceramic floor tiles.

11'3" x 5'6" approx

DOUBLE BEDROOM

Good sized double bedroom with rear facing window, benefiting from a triple door, mirror-fronted wardrobe. Television aerial point. Smoke detector. Recessed downlighters. Carpeted floor.

15'8" x 12'9" approx

DOUBLE BEDROOM

This time side facing, and again with triple door, mirror-fronted wardrobe. Television aerial point. Smoke detector. Recessed downlighters. Carpeted.

12'9" x 9'11" approx

MASTER BEDROOM

Located on a ground floor mezzanine level, this particularly bright bedroom boasts full height windows, and french doors opening onto the garden. Extensive hanging and shelving facilities provided within two deep, mirror-fronted wardrobes. Aerial for wall mounted TV. Smoke detector. Recessed downlighters. Carpet. EN-SUITE: Fitted with a white wc; wall-hung wash basin housed within a dark wood vanity unit; and bath, above which is a chrome mains powered shower, and glass screen. White quartz effect aqua panelling around the bath and to the splashback areas. Shaver socket and co-ordinating mirror/shelf unit above the wash basin. Extractor fan and recessed downlighters. Side facing, frosted glass window. Ceramic floor tiles.

18' x 11'8" approx

FIRST FLOOR

A carpeted staircase with carved spindle balustrade ascends from the hall to the galleried upper landing,

and a full height window creates ample natural light. Contemporary light fitting and recessed downlighters. Smoke detector.

LOUNGE

Superbly appointed, bright and spacious room boasting a fabulous leafy outlook via the floor-to-ceiling, side facing windows and french doors which open onto a Juliet style balcony. Two telephone points. Several recessed downlighters. Smoke detector. Windows overlooking the garden. Carpeted floor.

22'11" x 15'1" approx

SHOWER ROOM

Fitted with a white wc; wall-hung wash basin housed in a white vanity unit with quartz effect splashback; and shower enclosure fitted with aqua panelling, chrome mains powered shower, and glass pivot door. Shaver socket Chrome ladder style radiator. Recessed downlighters and extractor fan. Rear facing velux window. Ceramic floor tiles.

8'8" x 7' approx

DOUBLE BEDROOM

Located to the rear of the home, this room has a high ceiling with recessed downlighters, and hatch access to the loft space. Built-in, mirror-fronted wardrobe. Smoke detector. Television aerial point. Carpeted floor.

15'4" x 12'5" approx

GUEST SUITE

Stepping up to a mezzanine level, this extremely bright and spacious room enjoys the luxury of a large, walk-in wardrobe and en-suite facility making this bedroom the ideal choice for a teenager, or guests. Open outlook to the side via two velux windows. Recessed downlighters and smoke detector. Carpeted floor.

OUTSIDE

The property is enclosed by low level walls, and the garden area is laid in low maintenance granite chippings, with a paved path leading to the entrance. A tarmac driveway to the side provides off-street parking for up to 4 vehicles. Sensor activated security lighting. Water tap.

DIRECTIONS

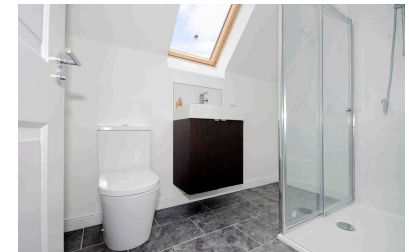
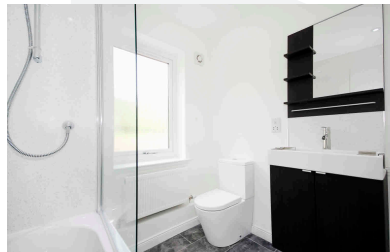
From Aberdeen City Centre travel north on King Street, travelling across Bridge of Don. At the traffic lights turn left onto Balgownie Road. Follow the road round the bend and Brae View is located just beyond the Balgownie/Scotstown Road junction, on the left hand side of the road, clearly identifiable by our For Sale sign.

VIEWING

Contact 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.



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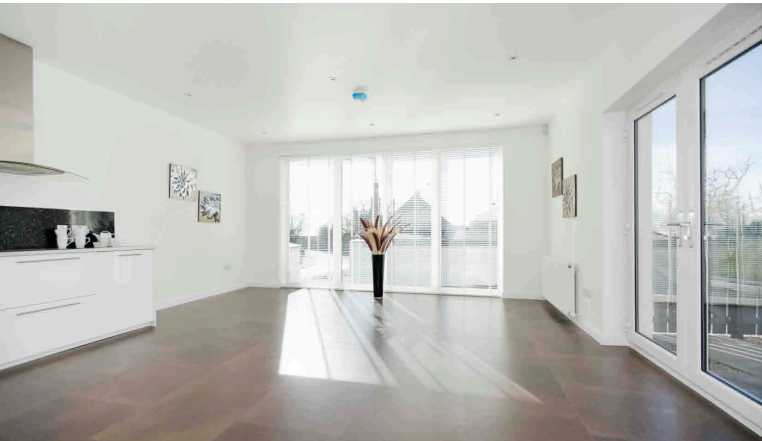


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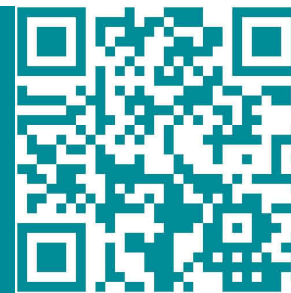
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