



SEMI-DETACHED DWELLINGHOUSE

39 COLLIESTON ROAD
BRIDGE OF DON
ABERDEEN, AB22 8WP

HALL

LOUNGE

DINING ROOM

FITTED KITCHEN

3 BEDROOMS

BATHROOM

GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£185,000

Situated in a pleasant cul-de-sac setting within the popular residential suburb of Bridge of Don is this three bedroom, semi-detached dwellinghouse with generous off-road parking on a granite chipped driveway. Offering a comfortable level of accommodation spanning two floors, benefits include gas fired central heating with combi boiler, uPVC double glazing, ample built-in storage facilities, regulation compliant smoke detectors, satellite TV connectivity, and a super-fast broadband facility.

Included in the sale are all window dressings, light fittings and brackets for wall mounted TVs, and the ground floor accommodation comprises: entrance hall with understair storage cupboard; good sized lounge boasting a picture window which offers an open front facing aspect and floods the room with natural light; open-plan dining room with rear facing window which affords floor space to accommodate a full dining suite; and fitted kitchen equipped with base and wall units complemented by contrasting black work surfaces, and benefiting from a large utility cupboard which houses the water cylinder, central heating boiler and upright fridge/freezer. Appliances to remain include a ceramic hob with overhead chimney-style extractor canopy above and electric oven/grill below, and new washing machine. Access to the rear garden is gained via a partially glazed/uPVC door and there is a window to the side of the property. A carpeted staircase with fixed handrail ascends to the first floor where there is a built-in linen cupboard and hatch access to the attic space. There are three bedrooms on this floor, two enjoying a pleasant open outlook to the front and the other located at the rear with the benefit of a mirror-fronted wardrobe fitted with hanging rail and shelf. Completing the accommodation is the bright fully tiled bathroom which is fitted with a white 3-piece suite, with shower/mixer to the bath.

Outside, the front garden is laid in grass and the driveway provides convenient off-road parking for up to three vehicles. A wooden gate opens into the fully enclosed rear garden which enjoys a particularly private and sunny aspect and provides a safe environment for pets and children. Laid to lawn with well stocked borders of established conifers and flowering shrubs, a paved patio offers an ideal space for outdoor relaxation.

LOCALITY

The property is located within a popular and established residential suburb lying to the north of the City, well served by local amenities, including a variety of shops serving everyday needs, Asda & Tesco supermarkets, health centres, churches, coffee shops and restaurants. Leisure facilities include a community centre with swimming pool, private fitness club at nearby Danestone, pleasant river walks at Brig o' Balgownie and along the Don Estuary, and several challenging golf courses, including the renowned Trump International. The area is convenient for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, and there is access to regular public transport links.

HALL

LOUNGE

4.98m x 3.15m (16'4" x 10'4") approx

DINING ROOM

3.35m x 2.44m (11' x 8') approx

FITTED KITCHEN

3.33m x 1.83m (10'11" x 6') approx

FIRST FLOOR

BEDROOM 1

4.22m x 2.44m (13'10" x 8') approx

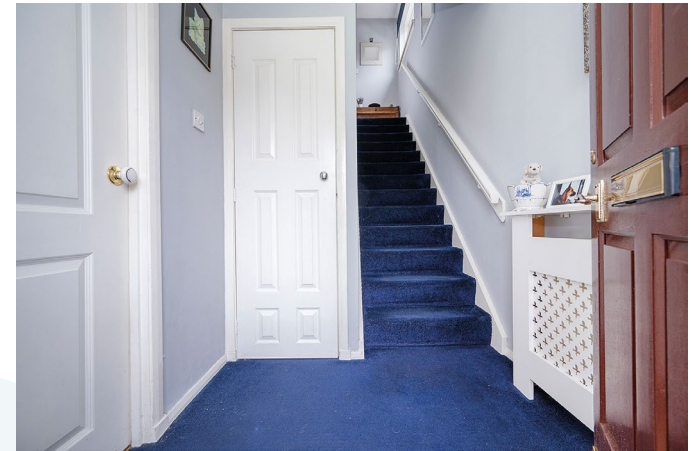
BEDROOM 2

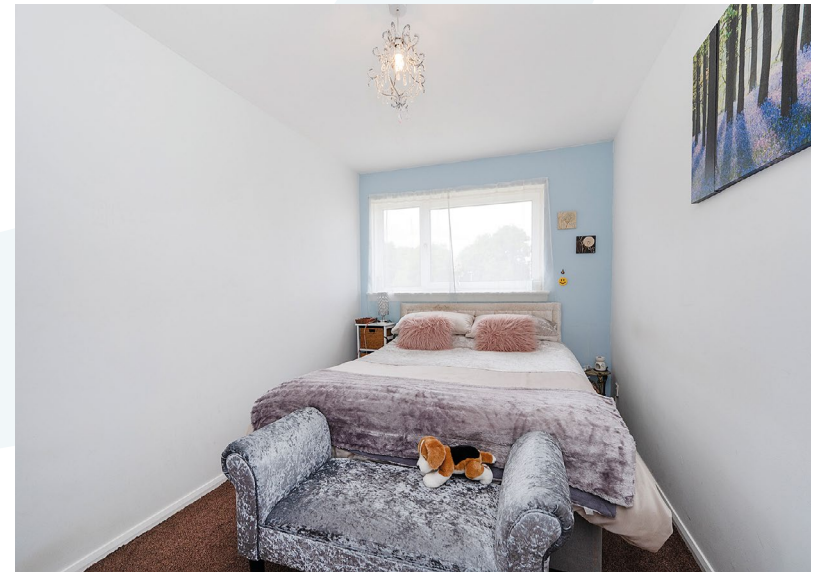
3.43m x 2.95m (11'3" x 9'8") approx

BEDROOM 3

3.17m x 2.51m (10'5" x 8'3") approx

BATHROOM





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OUTSIDE

The front garden is laid in grass and the driveway provides convenient off-road parking for up to three vehicles. A wooden gate opens into the fully enclosed rear garden which enjoys a particularly private and sunny aspect and provides a safe environment for pets and children. Laid to lawn with well stocked borders of established conifers and flowering shrubs, a paved patio offers an ideal space for outdoor relaxation. Two wooden sheds, one with power and light, greenhouse, and water tap.

DIRECTIONS

From Aberdeen travel north on King Street crossing the Bridge of Don and onto Ellon Road. At the second roundabout turn left onto the Parkway and right at the first roundabout continuing to the traffic lights. Turn left into Jesmond Drive, first left into Collieston Avenue, left again into Collieston Circle and Collieston Road is fourth on the left.

VIEWING

Tel 07711 323039

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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