



SEMI-DETACHED DWELLINGHOUSE

89A WOODCROFT AVENUE
BRIDGE OF DON
ABERDEEN, AB22 8DW

HALL
LOUNGE
DINING KITCHEN
UPPER HALL
2 DOUBLE BEDROOMS
SHOWER ROOM
GAS C.H. & D.G.
DRIVEWAY
GARDENS TO FRONT AND REAR



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



Offers Over

£170,000

We are delighted to offer for sale this stylish two bedroom Semi-Detached Dwellinghouse which enjoys a pleasant location within a quiet, well established residential area of Bridge of Don. Tastefully presented in neutral tones throughout this bright and airy South facing property also benefits from gas fired central heating and is fully double glazed. A driveway to the side of the property provides ample off street parking whilst the fully enclosed garden to the rear enjoys a high degree of privacy and a pleasant open outlook over open countryside.

The accommodation comprises of a spacious and welcoming entrance hallway which has been freshly decorated in neutral tones with laminate wood flooring and a fitted cloak cupboard. The bright and airy, south facing lounge enjoys a pleasant aspect to the front of the property and has again been finished in neutral tones with laminate wood flooring and a large understair storage cupboard. An archway leads from the lounge to the good sized dining kitchen which has been fully fitted with a range of modern base and wall units with roll front worksurfaces and aqua panelled splashbacks together with integrated stainless steel oven, hob and extractor hood with space for an automatic washing machine, fridge and freezer. A breakfast bar provides ample space for day to day dining whilst the dining area provides additional space for a dining table and chairs. Sliding patio doors lead from the dining area to the garden. A carpeted staircase with wooden handrail leads to the upper hallway which has a shelved storage cupboard housing a hot water tank and an access hatch to the loft space. Both bedrooms are generously proportioned and have been decorated and carpeted in fresh neutral tones. Completing the accommodation, the centrally situated stylish shower room has been tastefully decorated in neutral tones, finished with Karndean flooring and is fitted with a modern two piece suite with a separate large shower enclosure fitted with aqua panelled splashbacks and a "Triton" shower.

LOCALITY

Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city centre by an excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schools, a wide range of shops including an Asda supermarket and Tesco 24 hour extra store at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and an 18 hole golf course. The area is also particularly convenient for those commuting to the office and industrial complexes that are situated at Bridge of Don, Dyce and Aberdeen Airport.

HALL

LOUNGE

4.34m x 3.17m (14`3" x 10`5") approx

DINING KITCHEN

4.11m x 2.66m (13`6" x 8`9") approx

UPPER HALL

DOUBLE BEDROOM 1

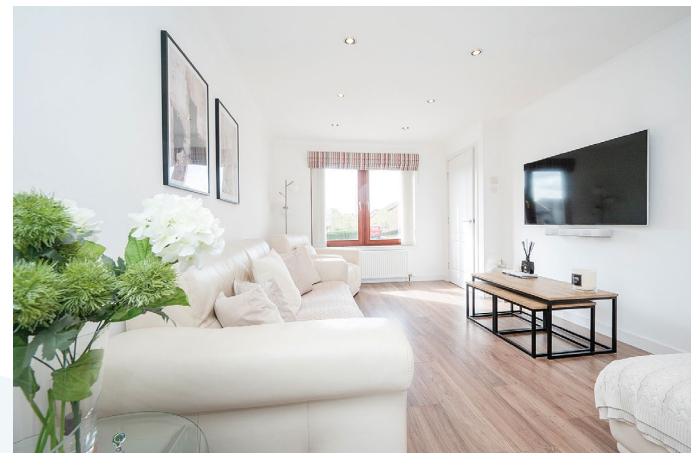
3.35m x 3.17m (11`0" x 10`5") approx

DOUBLE BEDROOM 2

3.04m x 2.43m (10`0" x 8`0") approx

SHOWER ROOM

2.74m x 1.52m (9`0" x 5`0") approx





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OUTSIDE

A paved and gravelled driveway to the side of the property provides ample offstreet parking for several cars. The front garden has also been finished with granite chippings for ease of maintenance. The good sized, fully enclosed garden to the rear of the property has been attractively landscaped with an area of lawn and a large paved patio area. Wooden garden shed.

DIRECTIONS

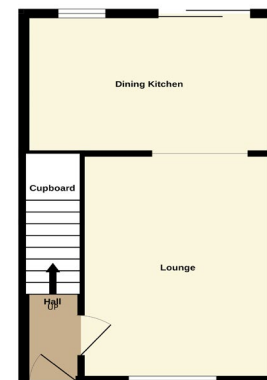
Travelling from the city centre proceed on King Street, over the Bridge of Don onto Ellon Road continuing to the roundabout at the Old AECC and take the first exit on the left onto The Parkway. At the next roundabout turn right onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive and follow the road for some distance, passing Asda and Oldmachar Academy. After Forehill Primary School turn third left into Woodcroft Road then first right into Woodcroft Avenue, where the property is located on the left hand side of the road.

VIEWING

By appointment, telephone 07557 331 398 (Robertson)

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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