



81 Balgownie Road, Bridge of Don,
Aberdeen, AB22 8JS

Fixed Price £285,000

peterkins



81 Balgownie Road,
Bridge of Don,
Aberdeen,
AB22 8JS

Fixed Price £285,000

- Stunning Detached Bungalow
- Generously Proportioned Living Room
- Open Plan Breakfast Kitchen & Family Room
- Cloakroom
- Two Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Front Garden and South-facing Rear Garden
- Long Tarred Driveway for Several Cars
- Single Garage with Large Garden Store Under

Viewing contacts:

Andy: 07764588326 or
Peterkins (01224) 428100

Description:

Early viewing is highly recommended to appreciate the interior of this stunning **two public/two bedroomed detached bungalow** which has been refurbished to a high standard throughout by the current owner. The property is situated in a sought-after Bridge of Don location, with access to the River Don from the rear garden. Presented in immaculate condition the discerning purchaser will no doubt be impressed by the level of stylish accommodation on offer which includes a recently installed kitchen and shower room affording the opportunity to move in with the minimum of inconvenience. The windows, doors and combi boiler have also been recently installed. Subject to the necessary planning consents, the property could be reinstated to a 3-bedroomed property by adding a partition wall, as was the case in 2021 when the current owner purchased it. The accommodation is all on one level and comprises of: Entrance vestibule; welcoming hallway; generously proportioned living room; fabulous open plan breakfast kitchen/family room; cloakroom; two double bedrooms; modern shower room. Outside there are gardens to the front and rear of the house and a long-tarred driveway to side the side which provides great off-street parking for several cars and leads up to the detached single garage with a large garden store under. The heating is provided by a gas central heating system and all windows are double glazed. The quality fitted flooring, white goods, some light fittings, curtains and blinds will be included in the sale.

Note: the kitchen was installed in November 2023; the bathroom was installed in March 2023; the windows and doors were installed in February 2023 and are still under warranty; and the Bosch combi boiler was installed in March 2022 and is also still under warranty.

Location:

Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, doctors and dentists, a wide range of shops including an ASDA supermarket and Tesco 24-hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, community centre, playing fields and eighteen-hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

Directions:

Travel north along King Street and continue over the Bridge of Don then turn left at the traffic lights onto Balgownie Road. Proceed for some distance and number 81 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

The formal entrance vestibule is located at the rear side of the house and is accessed via a part glazed exterior door; built-in cupboard housing the electric meter; consumer unit; luxury vinyl floor tiles; a part glazed door leads to the hallway.

Hallway:

Welcoming hallway with doors leading to the living room, bedrooms and shower room; wall mounted central heating controls; display shelf; radiator; heat detector; three branch ceiling light fitting; luxury vinyl floor tiles.



Living Room: 15'1 x 12'0 (4.60m x 3.65m) approx.

Generously proportioned living room which is currently being utilised as a bar/entertainment room; window to the rear of the property fitted with vertical blinds; two recesses with shelving units; two radiators; picture rail; smoke detector; luxury floor tiles; a glazed interior door leads through to the dining kitchen/family room. **Note:** The drop pendant light fitting, wall mounted television and TV bracket will be removed.

Open Plan Breakfast Kitchen/Family Room: 30'0 x 11'7 (9.09m x 3.54m) approx. at widest points.

The fabulous breakfast kitchen is fitted with an excellent range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; sink and drainer with a mixer tap; under cabinet lighting; gas hob with a glass splashback behind; extractor hood; built-in oven and microwave; integrated fridge/freezer and dishwasher; built-in utility cupboard housing the washing machine and tumble dryer; breakfast bar with additional cabinets below and feature LED ceiling light above; window to the side of the house fitted with vertical blinds; radiator; heat and CO detectors; track spotlight fitting; hatch to the loft; luxury vinyl floor tiles; a part glazed composite exterior door leads out to the side of the house.

Open Plan Breakfast Kitchen/Family Room continued:

The bright and airy family room has a large south facing picture window fitted with vertical blinds which overlooks the rear garden, there are also "French" doors fitted with vertical blinds which lead out to the side of the house; radiator; three wall lights; luxury vinyl floor tiles; door to the cloakroom. **Note:** The display shelves, fabric pelmets, wall mounted television, sound bar and brackets will be removed.

Cloakroom:

The cloakroom is situated off the open plan breakfast kitchen/family Room and is fitted with a white combination W.C. and wash hand basin; frosted window to the side of the house fitted with vertical blinds; radiator; ceiling light fitting; luxury vinyl floor tiles.

Bedroom 1: 14'12 x 11'0 (4.29m x 3.36m) approx.

Well-presented double bedroom with a front aspect; window fitted with vertical blinds; fitted wardrobes providing great hanging and storage space; radiator; picture rail; ceiling light fitting; laminate flooring.

Bedroom 2: 12'1 x 10'2 (3.68m x 3.10m) approx.

Spacious second double bedroom overlooking the front garden; window fitted with vertical blinds; ample space for free standing furniture; radiator; picture rail; laminate flooring. **Note:** the ceiling light fitting will be removed.

Shower Room:

The modern, fully aqua panelled shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and corner shower unit complete with a mixer shower and rainfall/handheld shower fittings; additional vanity storage units; wall mounted LED illuminated mirror; frosted window to the side of the house fitted with vertical blinds; ladder style radiator; Xpelair extractor fan; downlighters; laminate flooring.

Loft:

The partly floored loft is accessed from the open plan breakfast kitchen/family Room.







Outside:

The front garden has a wonderful, raised vegetable bed and a paved pathway which leads round to the rear side of the house.

The extensive south-facing rear garden is laid out on a gradual slope with a gate which leads to the river beyond. There is also a fantastic decked area with glass balustrade, ideal for outdoor entertaining; greenhouse; metal garden shed; and outdoor water tap.

Note: The outdoor bar will not be included in the sale. The hot tub may be made available by separate negotiation.

Parking:

There is a long-tarred driveway to the side of the house which leads up to the single garage and provides great off-street parking for several cars.

Garage:

The large, detached garage has an up and over door with power and light installed.

Garden Store:

The spacious garden store is situated under the garage and has power and light are installed; window overlooking the garden; inspection hatch to the garage above.

Other Information:

Ref: 33171/2

EPC: Band D

Council Tax: Band D

Tenure: Ownership

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com