



5 Donmouth Road, Bridge of Don,
Aberdeen, AB23 8DT

Offers Over £230,000

peterkins



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- Elevated Semi-Detached Dwellinghouse
- Panoramic Views Over Don Estuary & Out to Sea
- Living Room with Bay Window
- Dining Kitchen on Split Level
- Three Bedrooms
- Study
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Single Garage

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Ref: 39611/91
EPC: Band D
Council Tax: Band E
Tenure: Ownership

Description:

Early viewing is essential to appreciate this deceptively spacious and elevated **three-bedroom semi-detached dwellinghouse** which boasts spectacular panoramic views over the Don Estuary and out to sea. The house itself is tastefully presented throughout with modern décor complemented by quality blinds and flooring. The accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; stylish living room with bay window and wood burning stove; dining kitchen on split level; two bedrooms; bathroom with an over bath shower. Upper Floor: Generous double bedroom; study; access to eaves and loft. Outside there are gardens to the front and rear of the house together with a single garage on street level. Heating is provided by a gas central heating system and all windows are double glazed.

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 right at the traffic lights onto Donmouth Crescent then first right again onto Donmouth Terrace. At the end of the road turn left onto Donmouth Road.

Hallway:

A part glazed uPVC exterior door gives access to the hallway; carpeted staircase with handrail leads to the upper floor; electric meter cupboard; built-in storage cupboard with additional storage above; radiator; smoke detector; light fitting; laminate flooring.

Living Room: 12'11 x 10'11 (3.94m x 3.32m) approx.

The stylish living room boasts a large bay window to the front of the house fitted with roller blinds providing wonderful open views over the Don Estuary; window seat; feature wood burning stove set on a slate hearth; oak mantel; wood display shelves; radiator; smoke and CO detectors; downlighters; light fitting; fitted carpet.

Dining Kitchen: 20'8 x 8'1 (6.29m x 2.47m) approx.

Well-equipped split level dining kitchen fitted with an excellent range of oak base and wall mounted cabinets with co-ordinated work surfaces and splashback tiling; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob; built-in oven; fridge/freezer; tall modern radiator; windows overlooking the rear garden; downlighters; light fitting; heat detector; tiled floor; a part glazed uPVC door leads out to the garden. **Note:** The washing machine and tumble dryer are not included in the sale.

Bedroom 2: 10'11 x 9'6 (3.32m x 2.90m) approx.

Good sized second double bedroom with a pleasant rear garden aspect; picture window fitted with a roller blind; two free standing wardrobes; radiator; light fitting; fitted carpet.

Bedroom 3: 9'8 x 7'8 (2.94m x 2.34m) approx.

Bright and airy third bedroom again with a lovely outlook over the Don Estuary; picture window fitted with a "Day to Night" blind; built-in cupboard with sliding oak door; radiator; light fitting; fitted carpet.



Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath complete with an over bath mixer shower, glass shower screen and rainfall/handheld shower fittings; aqua panels around suite; frosted window to the rear of the house; chrome ladder style radiator; downlighters; herringbone style laminate flooring.

Upper Floor:

Built-in storage cupboards; access to eaves and central heating boiler; "Velux" window; fitted carpet.

Bedroom 1: 19'2 x 10'3 (5.85m x 3.15m) approx. at widest points.

Generously proportioned double bedroom with a picture window to the front of the property fitted with a roller blind providing stunning views over the Don Estuary and out to sea; large open wardrobe; radiator; hatch to loft space; ceiling light fitting; stripped wooden floor.

Study: 11'7 x 7'8 (3.53m x 2.33m) approx.

The study is positioned to the rear of the house; sloped ceilings; "Velux" windows; radiator; ceiling light fitting; fitted carpet.

Outside:

The raised front garden is mainly laid to grass with a rockery and interspersed plants and shrubs. A staircase leads up to the front door.

The rear garden is a relatively private and fully enclosed providing a safe haven for children and pets. The area immediately behind the house has a pathway extending round the property and steps leading up to the large area of lawn with mature shrub borders. In addition, there is a generous outhouse, divided into two areas, both with power and light. **Note:** The timber shed and rotary dryer will remain; the gas meter is located on the gable end.

Garage:

The single garage has an up and over door with power and light installed; water tap.



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