



4 Crookfold Place, Bridge of Don,
Aberdeen, AB23 8PQ

Offers Around £130,000

peterkins



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- Generous Semi-Detached Bungalow
- Well-Proportioned Living Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Driveway & On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 3441/4

EPC: C

Council Tax: Band D

Tenure: Ownership

Description:

We are pleased to offer for sale this generous **two-bedroom semi-detached bungalow** which enjoys a lovely quiet position within a sought-after Bridge of Don location. The property requires upgrading and modernisation but would make an ideal starter family home or for those looking to downsize. The accommodation is all on one level and comprises of: Entrance vestibule; "L" shaped hallway; well-proportioned living room; fitted kitchen; two double bedrooms; bathroom with an over bath shower; access to loft. Outside there are gardens to the front and rear of the house and a driveway to the side together with ample on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

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:

Proceed north on King Street then continue onto Ellon Road and over the bridge. At the first roundabout take the first exit onto North Donside Road then first right onto Broadfold Drive. Crookfold Place is the next road on the left and number 4 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

A part glazed uPVC exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; ceiling cornice; coir matwell; fitted carpet; a glazed door leads through to the hallway.

Hallway:

Welcoming "L" shaped hallway with all accommodation leading off; radiator; access to the loft via a "Ramsay" ladder; smoke and CO detectors; pendant light fitting; fitted carpet.

Living Room: 12'8 x 12'0 (3.86m x 3.66m) approx.

Well-proportioned living room with a wonderful picture window to the front of the house fitted with "Venetian" blinds; tiled fireplace complete with an open fireplace and an additional electric fire; two radiators; smoke detector; three branch ceiling light fitting; fitted carpet.

Kitchen: 10'0 x 8'2 (3.05m x 2.49m) approx.

The kitchen is fitted with base and wall units, work surface; stainless steel sink and drainer with a mixer tap; electric cooker; fridge/freezer; washing machine; built-in cupboard housing the central heating boiler; wall mounted central heating controls; window with a rear garden aspect; radiator; heat and CO detectors; halogen strip light fitting; matwell; vinyl flooring; a part glazed uPVC exterior door leads out to the rear garden.



Bedroom 1: 12'9 x 12'0 (3.88m x 3.65m) approx.

Spacious double bedroom with a window overlooking the rear garden; fitted wardrobes; wall light; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'0 x 6'10 (3.05m x 2.09m) approx.

Bright and airy double bedroom with a window to the front of the property fitted with "Venetian" blinds; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath mixer shower; two wall mounted mirrored medicine cabinets; frosted window to the side of the property; radiator; ceiling light fitting; fitted carpet.

Outside:

The front garden is filled with an array of mature plants and shrubs. A paved pathway leads up to the entrance door. The rear garden is mainly laid to grass with well-established borders stocked with various shrubs, trees and plants. There is also an outdoor water tap and timber garden shed.

Note: The gas meter is located at the front of the house.

Parking:

There is a gated driveway to the side of the property providing off street parking for one car. Ample on street parking can also be found on Crookfold Place.



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.

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