



14 Collieston Crescent, Bridge of Don,  
Aberdeen, AB22 8SJ

Offers Over £190,000

**peterkins**



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AB22 8SJ

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- Deceptively Spacious Semi-Detached Bungalow
- Generously Proportioned Living Room
- Well-Equipped Kitchen
- Conservatory
- Two Double Bedrooms with Built-in Wardrobes
- Recently Installed Shower Room
- Gas Central Heating
- Double Glazing
- Beautifully Maintained Gardens
- Driveway, Car Port & Single Garage

Viewing contact Peterkins  
on (01224) 428100

Ref: 38030/4

EPC: Band C

Council Tax: Band D

Tenure: Ownership

#### Description:

We have the pleasure offering for sale this deceptively spacious **two-bedroom semi-detached bungalow** which enjoys a quiet position within a desirable Bridge of Don location. The property requires some 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: Hallway; generously proportioned living room; well-equipped kitchen; conservatory with access out to the rear garden; two double bedrooms with built-in wardrobes; recently installed shower room. Outside there are beautifully maintained gardens and a driveway to the side of the house which leads up to a single garage and car port. 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:

Travelling north on the Aberdeen to Ellon Road at the second roundabout take the first exit onto "The Parkway". Continue ahead and at the next roundabout take the third exit onto Scotstown Road. Turn left at the traffic lights onto Jesmond Drive then take the first road on the left onto Collieston Avenue. At the end of the road turn left onto Collieston Circle. Collieston Crescent is the next road on the right, and the property is situated a short distance along on the right-hand side of the road as indicated by our "For Sale" sign.

#### The accommodation comprises of:-

##### Hallway:

A part glazed uPVC exterior door gives access to the welcoming hallway; built-in storage cupboard; further built-in cupboard housing the electric meter and consumer unit; radiator; hatch to the partly floored loft; smoke and CO detectors; ceiling cornice; ceiling light fitting; matwell; laminate flooring.

##### Living Room: 20'10" x 11'8" (6.36m x 3.56m) approx.

Generously proportioned living room with a large triple formation to the front of the house fitted with vertical blinds; two radiators; wall mounted central heating controls; two wall lights; smoke detector; two ceiling light fittings; laminate flooring.

##### Kitchen: 9'11" x 9'5" (3.01m x 2.88m) approx.

The kitchen is well-equipped and fitted with a range of base and wall mounted cabinets linked by marble effect work surfaces and wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; tumble dryer; radiator; heat detector; ceiling cornice; fluorescent strip light; tiled floor.

##### Conservatory: 13'3" x 11'10" (4.05m x 3.60m) approx.

The conservatory makes a fabulous additional to the house; windows fitted with vertical blinds overlook the lovely rear garden; two wall lights; radiator; patio doors give access out to the rear garden.



#### Bedroom 1: 12'2" x 9'7" (3.71m x 2.93m) approx.

Light and airy double bedroom with a rear garden aspect; window fitted with vertical blinds; built-in wardrobe with sliding mirrored doors and fitted bedroom furniture provide excellent hanging and storage space; radiator; ceiling cornice; pendant light fitting; laminate flooring. **Note:** The wall mounted television will be removed but the bracket will remain.

#### Bedroom 2: 10'10" x 9'7" (3.29m x 2.93m) approx.

The second double bedroom overlooks the front of the property; window fitted with vertical blinds; built-in wardrobe with bi-folding mirrored doors; radiator; ceiling cornice; pendant light fitting; laminate flooring. **Note:** The wall mounted television will be removed but the bracket will remain.

#### Shower Room:

The recently installed shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a large walk-in shower unit complete with a mixer shower; aqua panels around suite; wall mounted mirror with downlighters above; wall mounted glass display shelf; frosted window to the side of the property fitted with a roller blind; ladder style radiator; ceiling cornice; pendant light fitting; tiled floor.

#### Outside:

The well-maintained front garden is mainly laid to lawn with borders filled with shrubs and bedding plants. The beautiful side and rear gardens are also mainly laid to lawn with flower beds well-stocked with an array of plants and shrubs. To the rear of the garden is a vegetable patch and greenhouse. There is also patio area, ideal for outdoor entertaining. In addition, there is an outdoor water tap, timber garden shed and rotary dryer.

#### Parking:

A tarred driveway leads up to the single garage with an up and over door together and power/light installed. There is also a workshop at the end of the garage and additional parking available within the car port next to the garage.

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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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