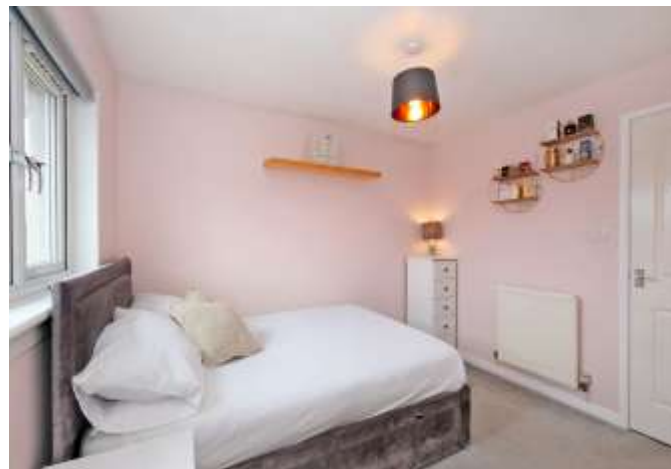




12 Woodcroft Walk, Bridge of
Don, Aberdeen AB22 8DS

Offers Over £135,000

peterkins



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Bridge of Don, Aberdeen
AB22 8DS

Offers Over £135,000

- Charming End-Terraced Dwellinghouse
- Stylish Living Room
- Fitted Kitchen with Rear Garden Access
- One Double Bedroom with Built-In Wardrobe
- One Single Bedroom with Built-In Wardrobes
- Modern Bathroom with an Over Bath Shower
- Floored Loft
- Gas Central Heating
- Double Glazing
- Well-Kept Rear Garden
- Two Parking Spaces

Viewing contact Peterkins
(01224) 428100

Ref: 48496/1

EPC: C

Council Tax: C

Tenure: Ownership

Description:

We are delighted to offer for sale this charming **two-bedroom end-terraced dwellinghouse** situated in a quiet cul-de-sac within a popular Bridge of Don location. The property is well-presented throughout and would make a fantastic purchase for a first-time buyer or buy-to-let investor. The accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; stylish living room overlooking the front of the property; fitted dining kitchen with access to the rear garden. Upper Floor: One double bedroom with built-in wardrobe and cupboard space; one single bedroom with built in wardrobe; modern bathroom with an over bath shower; loft access. Outside there is a well-kept rear garden together with an off-street parking space to the front of the property and an additional allocated parking space within the residents' car park. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, wall mounted television bracket and blinds 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, medical practices and 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 a 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. At the lights turn left onto Jesmond Drive and follow this road for some distance taking a right onto Woodcroft Road. At the end of the road turn left onto Woodcroft Avenue. Woodcroft Walk is the second road on the left and number 12 is identified by our "For Sale" sign.

Entrance Hallway:

A part glazed uPVC exterior door gives access to the entrance hallway; a carpeted staircase with handrail leads to the upper floor; coat hooks; radiator; three branch ceiling light fitting; smoke detector; doorbell fitting; laminate flooring; a glass panelled door leads to the living room.

Living Room: 13'2 x 12'1 (4.02m x 3.68m) approx. at widest points.

Stylish living room with a front aspect; window fitted with "Venetian" blinds; under stair storage cupboard housing the electric meter and consumer unit; radiator with cover; smoke detector; pendant light fitting; laminate flooring; a glass panelled door leads through to the kitchen. **Note:** The wall mounted television will be removed but the bracket will remain.

Kitchen: 11'11 x 7'10 (3.63m x 2.40m) approx.

The superb kitchen is fitted with a range of wood effect base and wall mounted cabinets linked by marble effect laminate worktop and splashback panelling; stainless steel sink and drainer with a mixer tap; gas hob with stainless steel chimney style extractor hood; built-in oven and grill; integrated fridge/freezer; integrated washing machine; central heating boiler; window to the rear of the house fitted with roller blind; radiator; heat detector; two spotlight track fittings; room sensor; laminate flooring; a part glazed uPVC door gives access to the rear garden.



Upper Floor:

Balustrade; hatch to the floored loft; smoke detector; window to side of the property fitted with roller blind; room sensor; three branch ceiling light fitting; fitted carpet.

Bedroom 1: 10'4 x 10'0 (3.14m x 3.06m) approx. at widest points.

Well-proportioned double bedroom with a window to the front of the property fitted with roller blind; two built-in wardrobes along with open storage space, provides great hanging and storage; radiator; pendant light fitting; floating shelf; fitted carpet.

Bedroom 2: 11'5 x 5'3 (3.48m x 1.61m) approx.

Bright and airy second single bedroom with a window fitted with blind overlooking the rear garden; built in wardrobes with fitted mirror sliding doors and great storage and hanging space; radiator and cover; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit with laminate worktop and cupboard below and bath complete with a mixer shower; aqua panels around the bath and behind the sink; frosted window to the rear of the house; mirror; chrome ladder style radiator; ceiling light fitting; laminate flooring.

Outside:

The well-kept, fully enclosed rear garden is mainly laid to an artificial lawn with a delightful patio area at the end of the garden providing an excellent entertaining space. Convenient external fixtures include an outside tap and a dedicated storage bunker.

Parking:

There is an off-street parking space to the front of the property together with an allocated parking space within the residents' car park.

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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