



10 Woodcroft Gardens, Bridge of Don,
Aberdeen, AB22 8DT

Offers Over £295,000

peterkins



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- Impressive Detached Dwellinghouse
- Well-Appointed Living Room
- Open Plan Family/Dining Room & Breakfast Kitchen
- Office/Bedroom 4
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Four-Piece Family Bathroom
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Driveway & Single Garage
- Landscaped Rear Garden

Viewing contact Peterkins
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Ref: 48526/1

Description:

Early viewing is highly recommended to fully appreciate this impressive **three/four-bedroom detached dwellinghouse**. Tucked away in a quiet cul-de-sac within the highly sought-after **Bridge of Don** area, this property has been thoughtfully extended by the current owners. This ideal family home offers generous accommodation which spans over two floors and comprises of: Welcoming hallway with a staircase leading to the upper floor; well-appointed living room; open plan family/dining room and breakfast kitchen; office/bedroom 4; cloakroom. Upper Floor: Master bedroom with en-suite shower room; two further double bedrooms; four-piece family bathroom; loft access. Outside there is a beautifully maintained and fully enclosed landscaped rear garden and a lock block driveway to the front of the house which leads up to the single garage. The property benefits from an intruder alarm, gas central heating and double glazing. The fitted flooring, certain white goods, light fittings 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 left onto Woodcroft Road, then left again onto Woodcroft Avenue. Woodcroft Gardens is the next road on the left and number 10 is situated at the end of the cul-de-sac as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed exterior door with glazed side panel gives access to the welcoming hallway; a carpeted staircase, balustrade and handrail leads to the upper floor; under stair storage cupboard; ceiling cornice; two pendant light fittings; vinyl flooring.

Cloakroom:

The cloakroom is fitted with a white two-piece suite; mosaic splashback tiling behind the wash hand basin; frosted window to the side of the house; chrome ladder radiator; pendant light fitting; vinyl flooring.



Living Room: 13'7" x 13'3" (4.14m x 4.05m) approx.
Well-appointed living room which is on semi-open plan to the family/dining room and breakfast kitchen; two radiators; ceiling cornice; ceiling light fitting; laminate flooring. **Note:** The wall mounted television will be removed but the bracket will remain.

Open Plan Family/Dining Room & Breakfast Kitchen: 25'0" x 23'11" (7.61m x 7.29m) approx. at widest points.

The fabulous family/dining room boasts two full length windows and bi-folding doors which lead out to the rear garden; feature wood burning stove; two ceiling light fittings; laminate flooring.

The breakfast kitchen also boasts two full length windows overlooking the rear garden; a further triple formation window is located to the side of the house which allows additional light flow into the room; white base and wall mounted cabinets linked by co-ordinated work surfaces and splashbacks; under cabinet lighting; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood above; built-in oven; dishwasher; separate kitchen island incorporating base units, a breakfast bar and wine racks; heat detector; two ceiling light fittings; laminate flooring; a part glazed exterior door gives access out to the side of the house. **Note:** The American style fridge/freezer will not be included in the sale.

Bedroom 4/Office: 9'6" x 9'5" (2.90m x 2.88m) approx.

This highly versatile room is suitable for use as a home office or double bedroom; triple formation window to the front of the property fitted with a roller blind; floating shelves; ceiling cornice; pendant light fitting; fitted carpet.

Upper Hallway:

Built-in cupboard housing the hot water tank and central heating timer; hatch to the loft; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Master Bedroom: 12'3" x 9'6" (3.74m x 2.89m) approx.

Bright and airy master bedroom with a lovely open front aspect; triple formation window fitted with a roller blind; built-in double wardrobe with bi-folding doors; radiator; LED ceiling light fitting; fitted carpet; door leading through to the en-suite shower room.

En-Suite Shower Room:

The en-suite shower room is fitted with a three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit with splashback tiling behind and a shower enclosure complete with a mixer shower; wall mounted mirror and picture shelf; frosted window to the side of the house fitted with a "Roman" blind; extractor fan; pendant light fitting; vinyl flooring.

Bedroom 2: 12'7" x 9'5" (3.84m x 2.86m) approx.

Spacious second double bedroom with a rear garden outlook; triple formation window; open double wardrobe with shelf and hanging rail; radiator; pendant light fitting; laminate flooring.

Bedroom 3: 12'0" x 9'5" (3.63m x 2.86m) approx.

Good sized third double bedroom with a rear garden aspect; triple formation window; open double wardrobe with shelf and hanging rail; radiator; pendant light fitting; laminate flooring.

Family Bathroom:

The modern family bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and an aqua panelled shower unit complete with a mixer shower; mosaic tiling around bath and wash hand basin; frosted window to the front of the property; wall mounted mirrored medicine cabinet; radiator; extractor fan; spotlight fitting; vinyl flooring.







Outside:

The beautifully maintained, landscaped rear garden is fully enclosed, offering a safe, secure space for children and pets. A paved side pathway provides easy access around the property, with steps leading up to a fantastic main lawn bordered by well-stocked shrubbery. There is also a lovely, paved patio ideal for alfresco dining and outdoor entertaining, complete with a practical wood store and an outdoor tap.

Parking:

A lock block driveway provides good off-street parking and leads up to the single garage.

Single Garage:

The single garage has an up and over door with power and light installed. It also is plumbed for a washing machine and has space for a tumble dryer.

Additional Information:

EPC: Band C

Council Tax: Band F

Ownership: Ownership



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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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