

51 Broadfold Drive, Bridge of Don, Aberdeen, AB23 8PJ

Offers Over £210,000



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Bridge of Don,
Aberdeen,
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- Extended Semi-Detached Dwellinghouse
- Living Room with Feature Granite Fireplace
- Dining Room
- Well-Equipped Kitchen
- Office
- Bedroom 5/Sitting Room
- Bathroom with an Over Bath Shower
- Four Further Bedrooms
- Shower Room
- Oil-Fired Central Heating
- Double Glazing
- Well-Maintained Gardens & Vegetable Plot
- Driveway & Single Garage

Viewing contact Peterkins
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Ref: 47643/2

Description:

Located in the highly sought-after **Bridge of Don** area of the city, this **extended four/five bedroom semi-detached family home** offers fantastic potential. While the property requires some updgrading and modernisation, its generous layout across two floors provides a wonderful blank canvas for buyers looking to create their ideal space. The spacious accommodation comprises of: Entrance vestibule; hallway with a staircase leading to the upper floor; generously proportioned living room with feature granite fireplace; dining room; well-equipped kitchen with rear garden access; office; bedroom 5/sitting room; bathroom with an over bath shower. Upper Floor: Four further bedrooms; shower room. Outside there are well-maintained gardens together with a vegetable plot and a driveway to the side of the house which leads up to the single garage. Heating is provided by an oil-fired central heating system and all windows are double glazed. The fitted flooring, 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, 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. Follow the road all the way round and number 51 is situated on the left-hand side of the road as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance:

A part glazed hardwood exterior door gives access to the entrance vestibule; electric meter cupboard; hatch to the basement; wood floor; a glazed door leads through to the hallway.

Hallway:

Central hallway with a carpeted staircase and handrails leading to the upper floor; built-in storage cupboard; coat hooks; smoke detector; pendant light fitting; fitted carpet.

Living Room: 14’10” x 12’9” (4.53m x 3.89m) approx.

Generously proportioned living room with a window to the front of the property fitted with vertical blinds; feature granite wall fireplace complete with an open fire; radiator; smoke detector; pendant light fitting; fitted carpet.













Dining Room: 12'5" x 9'6" (3.79m x 2.89m) approx.
Well-appointed dining room with a window to the rear of the house fitted with a roller blind; built-in storage cupboards and glass display cabinets; radiator; pendant light fitting; fitted carpet.

Kitchen: 13'11" x 8'10" (4.23m x 2.70m) approx.
Well-equipped kitchen fitted with a range of oak base and wall mounted cabinets with co-ordinated work surfaces; wine rack; 1.5 x stainless steel sink and drainer with a mixer tap with splashback tiling behind; electric cooker with ceramic hob and an extractor hood above; fridge/freezer; dishwasher; washing machine; window overlooking the rear garden; built-in larder cupboard; wall mounted central heating controls; heat detector; fluorescent strip light; vinyl flooring; door leading through to the office; a further part glazed exterior door gives access to the rear garden.

Office: 8'10" x 7'10" (2.70m x 2.38m) approx. at widest points.
The office is positioned to the rear of the property; window overlooking the rear garden; wall mounted shelving units; radiator; pendant light fitting; fitted carpet.

Bedroom 5/Sitting Room: 10'5" x 8'11" (3.17m x 2.72m) approx.
This versatile room could be utilised as a bedroom or sitting room; window with a pleasant front aspect fitted with "Venetian" blinds; built-in under stair storage cupboard; radiator; pendant light fitting; fitted carpet.

Bathroom:
The fully tiled bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower and bi-folding glass shower screen; wall mounted mirror; frosted window to the side of the house; wall heater; extractor fan; pendant light fitting; vinyl flooring.

Upper Hallway:
The upper hallway gives access to the remaining accommodation; built-in shelved storage cupboard; smoke detector; two pendant light fittings; fitted carpet.

Bedroom 1: 13'8" x 9'9" (4.17m x 2.97m) approx.
Generously proportioned double bedroom with a window overlooking the rear garden; two built-in wardrobes providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 13'7" x 11'6" (4.14m x 3.51m) approx.
Spacious second double bedroom with a rear garden aspect; window; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 11'5" x 10'1" (3.48m x 3.07m) approx.
Bright and airy third double bedroom with a window to the front of the property; built-in wardrobe with shelf and hanging rail; shelved recess; pendant light fitting; fitted carpet.

Bedroom 4: 10'6" x 7'2" (3.20m x 2.18m) approx.
Single bedroom with a pleasant outlook over the front garden; window; built-in wardrobe with shelf and hanging rail; pendant light fitting; fitted carpet and three fitted drawers.

Shower Room:
The shower room is fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal; aqua panelled shower enclosure complete with an electric shower; wall mounted mirror; built-in storage cupboard; frosted window to the front of the property; wall heater; extractor fan; ceiling light fitting; cork floor tiles.









Outside:

The front garden is laid to grass with borders stocked with shrubs and flowering plants, featuring a boundary hedge and a low-level wall. A paved pathway leads up to the front door.

Mainly laid to lawn, the elevated rear garden is framed by a low hedge and established shrub borders. It benefits from two timber sheds, an outdoor water tap, and a garden gate providing direct access to an expansive vegetable plot. The oil tank is also located at the rear of the house.

Parking:

There is a driveway to the side of the house which provides good off-street parking and leads up to the single garage.

Garage:

The single garage has an up and over door with power and light installed; a door leads out to the rear garden.

Other Information:

EPC: E
Council Tax: Band E
Tenure: 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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