

17 Lochside Terrace, Bridge of Don,
Aberdeen, AB23 8QU

Offers Over £160,000

peterkins













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- Mid-Terraced Dwellinghouse
- Situated within the Exclusive Denmore Park Development
- Well-Appointed Living Room
- Modern Dining Kitchen
- Two Double Bedrooms
- Stylish Shower Room
- Fully Insulated Loft
- Gas Central Heating
- Double Glazing
- Low-Maintenance Gardens & Summerhouse
- On Street Parking
- Single Garage

Viewing contact Peterkins on (01224) 428100 or Sarah on 07791418273

Ref: 48608/1
EPC: Band C
Council Tax: Band D
Tenure: Ownership

Description:

Early viewing is essential to appreciate the interior of this **two-bedroom mid-terraced dwellinghouse** situated in a quiet position within the prestigious Denmore Park development in Bridge of Don, which is renowned for its beautifully landscaped surroundings and picturesque woodland walks. The property has been upgraded/modernised by the current owner to a high standard and offers spacious accommodation which spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; well-appointed living room with a large understairs storage cupboard; modern dining kitchen with rear garden access. Upper Floor: Two double bedrooms; stylish shower room; access to the insulated loft. Outside there are low-maintenance gardens with a summerhouse and a single garage to the rear. Heating is provided by a gas central heating system which is operated by "Tado" and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale. The hot tub can be purchased by separate negotiation.

Location:

Denmore Park is an exclusive development set within mature woodland in the popular suburb of Bridge of Don to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features a good 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:

From the City Centre travel along King Street and cross over the Bridge of Don onto Ellon Road. Proceed to the second roundabout taking the first exit onto the Parkway. Follow the road for some distance then turn right onto Lochside Road and at the "T" junction turn right continuing down Lochside Road. Lochside Terrace is the next road on the left.

Entrance Hallway:

A part glazed composite exterior door gives access to the welcoming entrance hallway; a carpeted staircase with backlit handrail leads to the upper floor; access hatch to sub-floor; radiator; smoke detector; downlighters; tile effect laminate flooring; door leading through to the living room.

Living Room: 13'5" x 11'7 (4.08m x 3.54m) approx.

Well-appointed living room with two windows to the front of the property fitted with thermal/blackout inset blinds; a large under stair storage cupboard houses the gas and electric meters; modern radiator; smoke detector; downlighters; tile effect laminate flooring; door to the dining kitchen. **Note:** The wall mounted television will be removed but the bracket will remain.

Dining Kitchen: 14'5" x 7'8" (4.40m x 2.34m) approx.

Modern dining kitchen fitted with an excellent range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; under cabinet lighting; stainless steel sink with a boiling hot water tap; induction hob with a stainless steel chimney style extractor hood above; built-in oven; integrated tall fridge and dishwasher; tall modern radiator; space for a dining table and chairs; two windows to the rear of the house fitted with thermal/blackout inset blinds; downlighters; tile effect laminate flooring; a part glazed composite exterior door leads out to the rear garden. **Note:** The wall mounted television will be removed but the bracket will remain.

Upper Hallway:

The upper hallway gives access to the remaining accommodation; balustrade; access to the insulated loft via a "Ramsay" ladder which houses the central heating boiler; smoke detector; downlighters; fitted carpet.





Bedroom 1: 11'7" x 10'0" (3.54m x 3.05m) approx.

Spacious double bedroom with a front aspect; window fitted with thermal/blackout inset blind together with a "Roman" blind; large built-in wardrobe/storage cupboard; tall modern radiator; pendant light fitting; fitted carpet.

Bedroom 2: 8'10" x 8'7" (2.69m x 2.62m) approx.

Good sized second double bedroom with a rear garden outlook; window fitted with thermal/blackout inset blind together with a "Roman" blind; wall to wall built-in wardrobes with sliding doors which provides excellent hanging and storage facilities and also houses the washing machine and tumble dryer, which will be included in the sale; vertical "Murphy" bed with additional storage above; radiator; pendant light fitting; to; tile effect laminate flooring. **Note:** The wall mounted television will be removed but the bracket will remain.

Bathroom:

The stylish and fully tiled bathroom 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 "Mira" dual control mixer shower with rainfall/handheld fittings; shaver point; window to the rear of the property; chrome ladder style radiator; two extractor fans; downlighters; tiled floor.

Outside:

Externally, the low-maintenance landscaped gardens are enhanced by exterior lighting. The front garden combines artificial grass with a stone-chipped feature border with a "Brazilian" slate pathway leading up to the front door. The private, fully enclosed rear garden is similarly finished in "Brazilian" slate tiles and features practical outdoor double sockets along with hot and cold taps. It also includes a fully insulated summer house - the perfect retreat for its hot tub, which can be purchased through separate negotiation. **Note:** The storage shed will not be included in the sale.

Parking:

Convenient on-street parking is complemented by an exclusive single garage situated to the rear. This versatile space features classic wooden doors and benefits from its own dedicated electricity supply, complete with a private meter, power, and lighting. A fully floored loft overhead offers excellent additional storage potential.

Note: A factoring fee of £350.00 per annum is payable to Denmore Park Residents' Association, which includes full access to the Denmore Park Sports and Social Club, including outdoor tennis and indoor squash court. An additional fee is applicable for use of the private gym.

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