

33 Dubford Avenue, Bridge of Don,
Aberdeen, AB23 8FX

Offers Over £220,000

peterkins



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- Semi-Detached Dwellinghouse
- Living/Dining Room
- Breakfast Kitchen
- Utility Room
- Cloakroom
- Two Double Bedrooms
- One Single Bedroom
- Bathroom with an Over Bath Shower
- Partly Floored Loft
- Gas Central Heating
- Double Glazing
- Long Driveway & Integral Single Garage
- Well-Maintained Front/Rear Gardens

Viewing contact Peterkins
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Ref: TBC

Description:

We present for sale this **three-bedroom semi-detached dwellinghouse** which enjoys a peaceful cul-de-sac position within the popular suburb of Bridge of Don. The property requires some upgrading to enhance the spacious accommodation which spans over two floors and comprises of: Hallway with a staircase leading to the upper floor; cloakroom; exceptionally spacious living/dining room with "French" doors leading out to the rear garden; well-equipped breakfast kitchen; utility room with access out to the rear garden. Upper Floor: Two double bedrooms with built-in wardrobes; one single bedroom; bathroom with an over bath shower. Outside there are well-maintained front/rear gardens and a long driveway to the side of the house which provides great off-street parking for two-three cars and leads up to the integral single garage. 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. 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:

Travel north on the Aberdeen to Ellon Road and at the second roundabout take the first exit onto "The Parkway". Follow the road and at the next roundabout take the third exit onto Scotstown Road. Continue straight ahead at the traffic lights then take the first right onto Dubford Road then second left onto Dubford Crescent. Dubford Avenue is the next road on the left and number 33 is at the end of the cul-de-sac as indicated by our "For Sale" sign

The accommodation comprises of:-

Hallway:

A part glazed uPVC exterior door with glazed side panel gives access to the hallway; a carpeted staircase with handrails leading to the upper floor; wall mounted "Hive" central heating controls; radiator; smoke detector; vinyl flooring; doors to the cloakroom, living/dining room and breakfast kitchen.

Cloakroom:

The cloakroom is fitted with a white two-piece suite comprising of a W.C. and wash hand basin with pedestal; wall tiles to dado height; frosted window to the side of the house fitted with a roller blind; wall mounted mirror; radiator; spotlight fitting; vinyl flooring.













Living/Dining Room: 24'4" x 11'11" (7.42m x 3.63m) approx. at widest points.

Exceptionally spacious living/dining room with a wonderful dual aspect; large picture window to the front of the house fitted with a roller blind which allows an abundance of natural light flow into the room; two radiators; ceiling cornice; two ceiling light fittings; fitted carpet; "French" doors fitted with vertical blinds lead out to the rear garden; access through to the kitchen.

Breakfast Kitchen: 10'5" x 10'1" (3.17m x 3.07m) approx.

The breakfast kitchen is fitted with an excellent range of white high gloss base and wall mounted cabinets linked by wood effect work surfaces and glass splashbacks; breakfast bar; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood above; built-in oven; fridge/freezer; built-in microwave; integrated dishwasher; built-in shelved storage cupboard; a window fitted with a roller blind overlooks the rear garden; radiator; spotlight fitting; tile effect laminate flooring; door leading out to the garage and utility room. **Note:** The electric meter is located behind the fridge/freezer.

Utility Room: 8'2" x 5'5" (2.50m x 1.64m) approx.

The utility room is located at the rear of the garage and is fitted with base units; stainless steel sink and drainer; washing machine; tumble drier; window to the rear of the property fitted with a roller blind; pendant light fitting; a hardwood exterior door gives access out to the rear garden.

Upper Hallway:

The upper hallway gives access to the remaining accommodation; hatch to the loft; window to the side of the house fitted with a roller blind; built-in cupboard housing the central heating boiler; smoke and CO detectors; pendant light fitting; fitted carpet.

Bedroom 1: 12'8" x 11'11" (3.86m x 3.63m) approx.

Well-proportioned double bedroom with a pleasant rear garden aspect; window fitted with a roller blind; a built-in wardrobe with sliding mirrored doors provides good hanging and storage facilities; built-in shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'11" x 9'3" (3.63m x 2.83m) approx.

The good sized second double bedroom has a window overlooking the front of the property; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 9'7" x 9'4" (2.93m x 2.85m) approx.

The third single bedroom is positioned to the rear of the building; a window fitted with a roller blind overlooks the rear garden; radiator; 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 and bath complete with a mixer shower and glass shower screen; aqua panela around suite; frosted window to the front of the house; chrome ladder style radiator; spotlight fitting; tiled floor.

Loft:

The partly floored loft is accessed from the upper hallway.









Outside:
The front garden is primarily laid to lawn and framed by attractive shrub borders.

The sizeable and fully enclosed rear garden offers a safe and secure environment for both children and pets. It features a blend of lawn and low-maintenance granite chips, complemented by mature trees and well-established shrubs. Additional outdoor highlights include a paved patio area ideal for seating, a timber garden shed, an outside water tap and rotary clothes dryer.

Note: The gas meter is located at the front of the property.

Parking:
There is a long driveway to the side of the property which provides great off-street parking for two/three cars and leads up to the garage.

Garage:
The integral single garage has an up and over door with power and light installed. It also houses an additional fridge and gives access to the kitchen and utility room.

Garage:
EPC: Band C
Council Tax: Band E
Tenure: Ownership

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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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