



3 Mundurno Road, Bridge of Don, Aberdeen AB22
8RX

Offers over £260,000

SPACIOUS FIVE BEDROOM, TWO PUBLIC ROOM DETACHED DWELLINGHOUSE IN A
QUIET CUL-DE-SAC WITH DRIVEWAY AND GARAGE

Stronachs

3 Mundurno Road, Bridge of Don, Aberdeen AB22 8RX

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this substantial FIVE BEDROOM, TWO PUBLIC ROOM DETACHED FAMILY HOME in the ever popular Bridge of Don Area of the city. Benefiting from gas central heating and double glazing, the property has been freshly decorated almost throughout and offers light and airy accommodation on two floors. On the ground floor, there is an Entrance Hall; spacious Lounge; Dining Room leading to large Kitchen; Double Bedroom; and Wetroom. Four Double Bedrooms and Bathroom complete the accommodation on the upper floor, with a partially floored Loft. There are gardens to front and rear, with a driveway providing off-street parking for a number of vehicles and leading to Single Garage.

Bridge of Don is a popular expanding popular residential area situated some four miles from the centre of Aberdeen. Both primary and secondary schools are within walking distance. The area is well served by local shops including an Asda Superstore at Bridge of Don and a Tesco Superstore at Danestone, public transport facilities and most parts of Aberdeen City are readily accessible by a variety of arterial routes, with the Diamond Bridge 'third Don crossing' only a few minutes drive away. The location is also extremely convenient for the Airport and the Oil related offices at both Bridge of Don and Dyce

ENTRANCE HALL



Accessed via wooden door to side with porthole window and glazed panels to side. Ceiling light fitting and central heating radiator. Carpeted stairs lead to the upper floor accommodation.

LOUNGE 19' 4" X 12' 0" (5.89M X 3.66M)



Accessed via glazed double doors, this light and airy Lounge has twin windows to front ensuring the room is bathed in natural light. Laid with laminate flooring, there are two central heating radiators, television and telephone points.

WETROOM 9' 3" X 5' 6" (2.82M X 1.68M)



Aqua panelled Wetroom with window to side, fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower fitting. Inset downlighters and chrome ladder style radiator.

DINING ROOM 9' 3" X 8' 6" (2.82M X 2.59M)



On open plan with the Kitchen, there is ample space in the Dining Room for table and chairs, with fitted wall and base units. Ceiling light fitting.

KITCHEN 12' 5" X 10' 0" (3.78M X 3.05M)



The large Kitchen is fitted with a range of wall and base units with complementing work surfaces and splashback. Bathed in natural light from dual aspect windows to rear and side, there is a door allowing access to the garden. There is space for washing machine and fridge/freezer and dishwasher. The integrated appliances include double oven, gas hob and hood. Inset downlighters and central heating radiator.

BEDROOM 5 10' 7" X 9' 9" (3.23M X 2.97M)



Laid with laminate flooring, this versatile room could be equally suitable as a Home Office/Playroom, but is also ideal as a guest Bedroom. Window to rear. Ceiling light fitting and central heating radiator.

UPPER FLOOR



Carpeted stairs from the Entrance Hall lead to the upper floor Landing. with window to side allowing natural light. Ceiling light fitting. Hatch to part floored Loft with Ramsay ladder access.

BEDROOM 1 12' 0" X 9' 0" (3.66M X 2.74M)



Situated to the front of the property and benefiting from wall to wall built-in wardrobes providing excellent hanging and shelf storage. Additional shelved cupboard. Ceiling light fitting and central heating radiator.

BATHROOM 6' 0" X 5' 5" (1.83M X 1.65M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Window to side and built-in medicine cabinet. Ceiling light fitting and central heating radiator.

BEDROOM 2 10' 8" X 8' 7" (3.25M X 2.62M)



Second Bedroom situated to the front of the property, with built-in cupboard allowing hanging and shelf storage. Ceiling light fitting, central heating radiator, telephone and television points.

BEDROOM 3 10' 8" X 10' 5" (3.25M X 3.17M)



Overlooking the garden to the rear and benefiting from built-in double wardrobe allowing hanging and shelf storage. Ceiling light fitting and central heating radiator.

BEDROOM 4 11' 2" X 8' 4" (3.40M X 2.54M)



Again overlooking the garden to the rear, there is a built-in cupboard allowing hanging and shelf storage. Ceiling light fitting, central heating radiator and television point.

EXTERNAL



There is a well maintained area lawn with densely planted borders of mature plant and shrubs, with driveway allowing off street parking. The fully enclosed rear garden is laid mainly to lawn with hedging and mature planting.

GARAGE 19' 2" X 11' 3" (5.84M X 3.43M)



Sizeable Garage with up and over door to front, and pedestrian door to side.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom and Wetroom.

COUNCIL TAX BAND - F

EPC BANDING - D



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