



25 Balgownie Crescent, Bridge of Don, Aberdeen
AB23 8EJ

Offers over £270,000

SIX BEDROOM SEMI DETACHED DWELLINGHOUSE WITH GARAGE AND GENEROUS
GARDEN GROUNDS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this deceptively spacious SIX BEDROOM/THREE PUBLIC ROOMED SEMI DETACHED DWELLINGHOUSE in a popular area of Bridge of Don. Benefiting from gas central heating and full double glazing, this much loved family home offers fantastic accommodation throughout with generous gardens to the rear. The accommodation comprises, on the ground floor: Lounge to front; Sitting Room to rear with access to raised patio; Kitchen/Dining Room on open plan with access to basement store; Utility Room and WC. There is a Master Bedroom with En-Suite Shower on the upper floor, and another 5 bedrooms, one of which was latterly used as a Home Office; and Family Bathroom. There is off street parking leading to Single Garage, and generous gardens to the rear, with additional store.

Bridge of Don is a popular residential area situated some four miles from the centre of Aberdeen, with the area being well served by local shops including an ASDA Superstore, Primary and Secondary Schools and by public transport facilities. Most parts of Aberdeen are readily accessible by a variety of arterial routes, with the location also being extremely convenient for the Airport and oil related offices at both Bridge of Don and Dyce.

ENTRANCE VESTIBULE



Entered via part glazed door to front, with meter cupboard and wall mounted coathooks. Part glazed door to Lounge.

LOUNGE 16' 7" X 13' 3" (5.05M X 4.04M)



Light and airy Lounge with bay window to front allowing natural light and highlighting the stripped and polished wooden flooring . A focal point is the log burner in recessed fireplace. Ceiling and wall lights. Two central heating radiators. Television point. Carpeted staircase to upper floor accommodation.

SITTING ROOM 17' 1" X 14' 11" (5.21M X 4.55M)



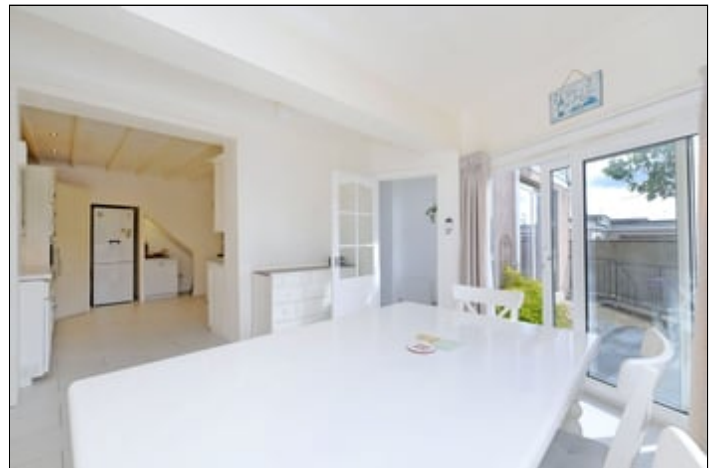
This inviting room is situated to the rear, with sliding patio doors allowing access to the raised patio area, and flooding the room with natural light. Ceiling light fitting with fan, central heating radiator, and part glazed door to Lounge.

KITCHEN/DINING ROOM 26' 0" X 10' 7" (7.92M X 3.23M)



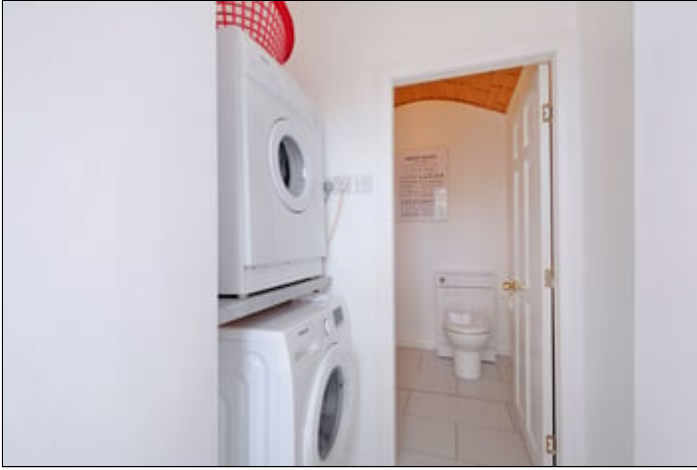
This super room has been extended to the rear to provide a stunning light and airy Dining Room. The Kitchen is fitted with a range of wall and base units which have been lovingly 'upcycled', some of which have leaded glass frontage and with complementing work surfaces. The integrated appliances include oven, hob and microwave, and there is space for fridge/freezer and dishwasher. A corner door conceals an entrance hatch and steps down to a large basement store. Inset downlighters and corner sink unit.

DINING ROOM



The lovely bright and airy room has been added to the Kitchen and provides a fantastic area to dine, with a picture window to the rear and sliding glass doors to the side, bathing the room in natural light and providing access to the patio area. Ceiling light fitting, television point. Part glazed door to Utility area.

UTILITY AREA 8' 4" X 4' 5" (2.54M X 1.35M)



With window to rear, there is space for washing machine and tumble drier. Ceiling light fitting and central heating radiator. Door to WC.

WC 5' 4" X 5' 3" (1.63M X 1.60M)

Fitted with a wash hand basin in vanity, and toilet pedestal. Ceiling light fitting and central heating radiator.

UPPER FLOOR



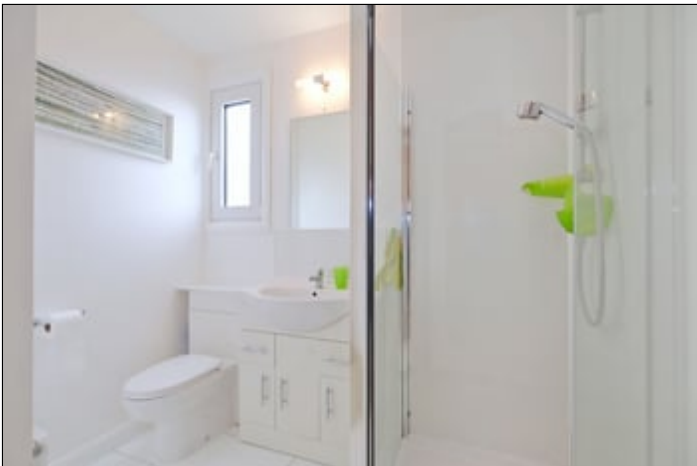
A carpeted staircase leads from the Lounge up to the upper floor Landing, with hatch to Loft space and two ceiling light fittings.

BEDROOM 1 15' 0" X 13' 3" (4.57M X 4.04M)



Most generous Bedroom with picture window to rear, benefiting from fitted bedroom furniture allowing excellent hanging and shelf storage. A door leads to the En-suite Shower Room. Ceiling light fitting, central heating radiator, television and telephone points.

EN SUITE SHOWER ROOM 7' 3" X 5' 6" (2.21M X 1.68M)



Recently upgraded Shower Room, with window to side and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and shower cabinet. Ceiling and wall lights, central heating radiator.

BEDROOM 2 15' 0" X 9' 0" (4.57M X 2.74M)



Latterly used as a Home Office which comfortably held two work stations, a picture window to the rear allows natural light. Ceiling light fitting and central heating radiator. Fitted shelving and storage.

BEDROOM 3 15' 0" X 9' 0" (4.57M X 2.74M)



Another large Double Bedroom, again with a window to rear and benefiting from fitted wardrobe allowing hanging and storage, and fitted drawer unit, Ceiling light fitting and central heating radiator.

BATHROOM 10' 5" X 6' 5" (3.17M X 1.96M)



Fitted with a modern three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Window to side. Ceiling light fitting and central heating radiator.

BEDROOM 4 10' 8" X 10' 4" (3.25M X 3.15M)



Double Bedroom with window to front, ceiling light fitting and central heating radiator.

BEDROOM 5 13' 4" X 7' 10" (4.06M X 2.39M)



Again situated to the front of the property, this good-sized Bedroom has a ceiling light fitting and central heating radiator.

BEDROOM 6 13' 4" X 9' 0" (4.06M X 2.74M)



Large Double Bedroom situated to the front of the property, with ample room for free-standing furniture. Ceiling light fitting, central heating radiator and television point.

EXTERNAL



The property has gardens to both front and rear, with off-street parking to the front leading to Single Garage. The front garden is designed for ease of maintenance with a small number of mature plants.

The garden to the rear is extensive and laid mainly to lawn, with surrounding hedging and some mature trees allowing a great degree of privacy. Accessed from the Sitting Room and Dining Room is an elevated slabbed patio area with steps leading down the garden, and store room below.

SINGLE GARAGE

With up and over door to front, power and light, and fitted with some work units.

STORE 11' 2" X 6' 5" (3.40M X 1.96M)

Accessed from the garden, this is a great secure store with upvc door and window.

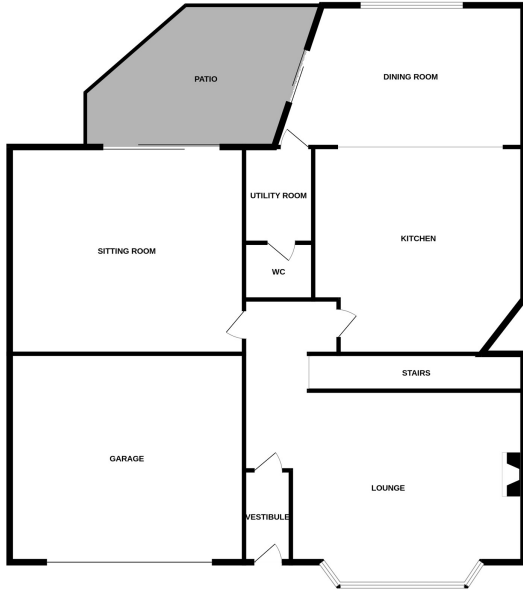
EXTRAS

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, Shower Room and WC. Some other items of furniture may be included in the sale, if required.

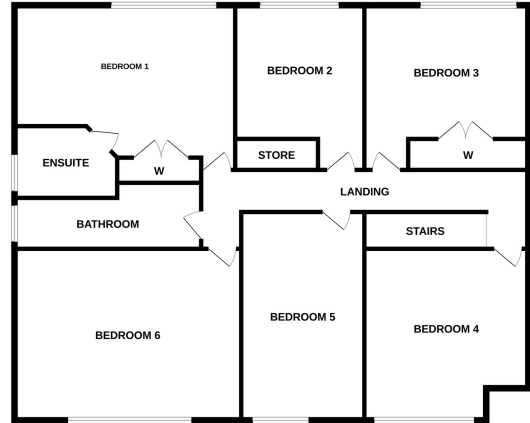
COUNCIL TAX BAND - F

EPC BANDING - D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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