



14 Kildonan, Cameron Place, Bridge of Don,
Aberdeen AB23 8QL

Offers over £175,000

DECEPTIVELY SPACIOUS THREE BEDROOM/THREE PUBLIC ROOM SEMI DETACHED
HOUSE IN NEED OF MODERNISATION THROUGHOUT

Stronachs

14 Kildonan, Cameron Place, Bridge of Don, Aberdeen AB23 8QL

Offers over £175,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this DECEPTIVELY SPACIOUS SEMI DETACHED DWELLINGHOUSE. Located in a peaceful area of Bridge of Don, and benefitting from gas central heating and double glazing, this is an ideal property for those with a keen eye and looking for a project. The accommodation currently comprises: Entrance Vestibule; Inner Hall; Lounge and Dining Room on open plan; decent size Kitchen; Bedroom 1; and large Bathroom. On the upper floor are two Bedrooms and a central Sitting Room - an ideal area for teenagers to have their games consoles etc. There are gardens to front and rear, with driveway allowing off-street parking and leading to the Single Garage. It is believed that, subject to obtaining any necessary Permissions, it may be possible to extend the property further to the side and rear, if desired.

Located in the heart of the Bridge of Don the area is well served by local amenities which include Primary and Secondary Schools, supermarket, a variety of shops serving every day needs, leisure facilities including playing fields, a swimming pool, indoor sports activities, golf courses and health centres. A regular public transport service and “Park and Ride” facility offers a quick route to the city centre which is a ten minute drive away.

ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door to front, with low meter cupboard. Ceiling light fitting. Matwell. Part glazed door to Inner Hall. The Inner Hall has a large store, ceiling light fitting, central heating radiator and wall mounted coathooks.

LOUNGE/DINING ROOM 28' 7" X 12' 9" (8.71M X 3.89M)



On open plan, this expansive space is bathed in natural light from picture window to front and patio doors and additional window to the rear. There is ample room for a range of free-standing Lounge and Dining furniture. Two ceiling and wall light fittings and two central heating radiators. Wooden open tread stairs lead to the upper floor accommodation. Door to Kitchen.

KITCHEN 14' 6" X 8' 9" (4.42M X 2.67M)



Another sizeable room fitted with a range of wall and base units with complimenting work surfaces. Two windows to the rear and window to side. Inset sink and drainer.

BATHROOM 10' 4" X 6' 9" (3.15M X 2.06M)



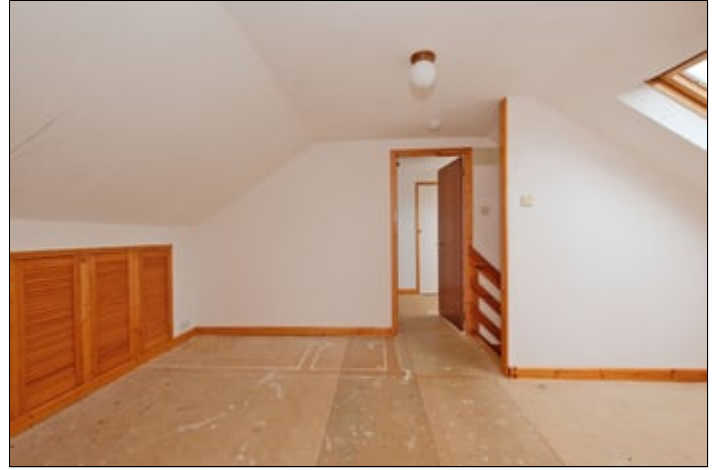
The Bathroom is partially tiled and fitted with a four piece suite comprising toilet pedestal, wash hand basin, bath and corner shower. Window to side providing natural light. Ceiling light fitting and towel radiator.

BEDROOM 1 10' 4" X 10' 4" (3.15M X 3.15M)



Situated to the front of the property and benefitting from built-in wardrobes with sliding doors, allowing hanging and shelf storage. Additional low level cupboard. Ceiling light fitting, central heating radiator, television and telephone points.

UPPER FLOOR 15' 4" X 10' 4" (4.67M X 3.15M)



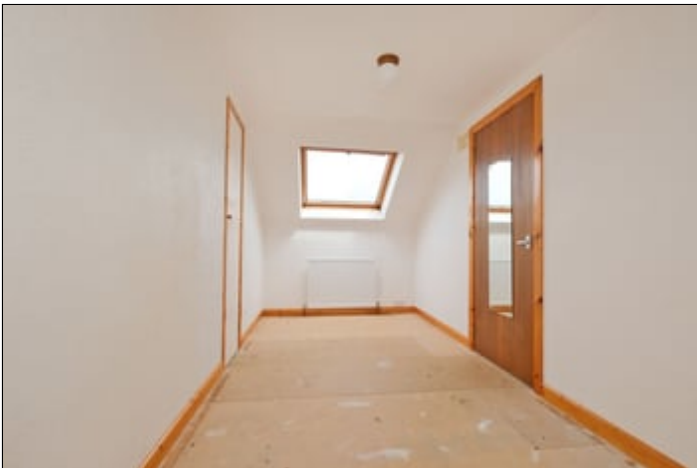
The open tread staircase leads to the versatile upper floor accommodation. At the top of the stairs is a large Sitting Room area, which would be ideal for older teenagers to use as a gaming room/den. Built-in cupboards allow storage and there is an additional large store. Velux window to rear, ceiling light fitting and central heating radiator. Television and telephone points.

BEDROOM 2 10' 5" X 7' 4" (3.17M X 2.24M)



Accessed from the Sitting Room/Den, and benefiting from double built-in wardrobe allowing hanging and shelf storage. Ceiling light fitting and window to side.

BEDROOM 3 15' 3" X 7' 0" (4.65M X 2.13M)



Third Bedroom, with velux window to rear and cupboard housing the central heating boiler, and also accesses the eaves storage. Ceiling light fitting and central heating radiator.

EXTERNAL



There are gardens to the front and rear of the property which are mainly laid to lawn with some mature trees. A driveway to the side allows off-street parking and leads to the Single Garage. There is a large slabbed patio area to the rear accessed from the Dining Room. It is believed that, on obtaining any necessary Permissions, it may be possible to extend the property, if required.

EXTRAS

The property is to be sold as seen.

COUNCIL TAX BAND - E

EPC BANDING - D



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