



27 Forvie Path, Bridge of Don, Aberdeen AB22
8TG

Offers Over £235,000

THREE BEDROOM DETACHED DWELLINGHOUSE WITH OFF-STREET PARKING AND
GARAGE

Stronachs

27 Forvie Path, Bridge of Don, Aberdeen AB22 8TG

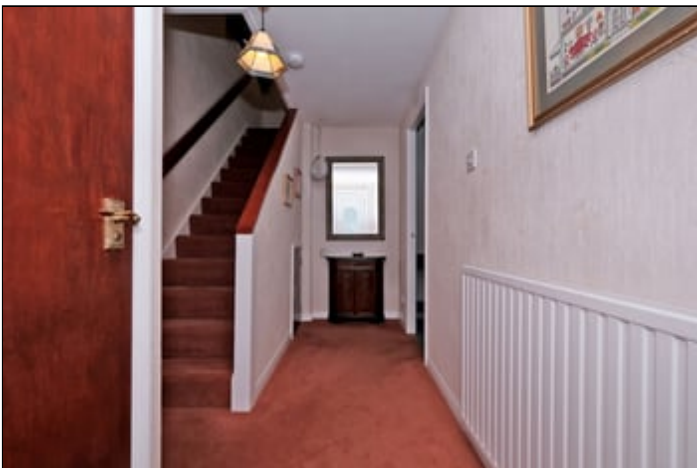
Offers Over £235,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this THREE BEDROOM DETACHED DWELLINGHOUSE situated in Bridge of Don. Benefitting from secure off-street parking with the option of two driveways and an extensive garage, the property also has gas central heating and full double glazing. The accommodation comprises, on the ground floor: Hallway with WC; Lounge; Dining Room and Kitchen. There are three good-sized Bedrooms with a modern Bathroom on the upper floor. This property is ideal for a family home and viewing is highly recommended.

Forvie Path is a sought-after residential area with an excellent range of local amenities, including Asda, Tesco, Morrisons and Co-op. Regular public transport links provide easy access to the City Centre. There are multiple gyms nearby, including Bannatyne Health Club and Spa which is a short 5 minute drive. For those who enjoy the outdoors, scenic walks can be enjoyed at the nearby Scotstown Moor.

HALLWAY



Accessed via PVC door which provides access to the remaining accommodation. Low level understairs deep meter storage cupboard with light. Ceiling light fitting, smoke alarm, central heating radiator and telephone point. Carpeted stairs lead to the upper floor.

LOUNGE 15' 2" X 11' 5" (4.62M X 3.48M)



Spacious Lounge with window to the front allowing an abundance of natural light to flood the room. The electric fire in marble surround is a great feature of this room. Central heating radiator, smoke alarm, ceiling light fitting and tv point.

DINING ROOM 11' 2" X 9' 5" (3.40M X 2.87M)



Situated off the Lounge the Dining Room is a great size which is perfect for hosting. Combining the natural light from the Lounge and the window to the rear which overlooks the garden, this makes the space bright and airy. Access to the Kitchen via wooden sliding door. Central heating radiator and ceiling light fitting.

KITCHEN 11' 10" X 8' 8" (3.61M X 2.64M)



The Kitchen is fitted with a range of high gloss wall and base units with complementing work surfaces and splashback. The white goods and cooker with extractor fan over are to remain, as is the integrated fridge/freezer. Inset sink and drainer below window to the side. Ceiling light fitting, central heating radiator, smoke and carbon alarm. Door leading to the fully enclosed rear garden.

WC 5' 5" X 3' 0" (1.65M X 0.91M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Wall mounted mirror and storage cabinet. Window to the side, central heating radiator and ceiling light fitting.

UPPER HALLWAY



Window to the side allows natural light. Cupboard providing shelf storage and housing the water tank with pump. Ceiling light fitting and smoke alarm. Hatch with Ramsay ladder access to Loft space which is partially floored.

MASTER BEDROOM 14' 6" X 11' 9" (4.42M X 3.58M)



Large Double Bedroom to the front of the property, benefitting from ample space for free-standing furniture in addition to the deep cupboard providing hanging and shelf storage. Ceiling light fitting, central heating radiator, tv and telephone point.

BEDROOM 2 12' 0" X 9' 2" (3.66M X 2.79M)



Double Bedroom overlooking the garden to the rear, again benefitting from space for free-standing furniture in addition to the deep cupboard providing hanging and shelf storage. Ceiling light fitting, central heating radiator and tv point.

BEDROOM 3 11' 7" X 8' 5" (3.53M X 2.57M)



Good-sized third Bedroom to the front of the property with ample space for two single beds if preferred, with built-in cupboard providing hanging and shelf storage. Ceiling light fitting, central heating radiator, tv and telephone point.

BATHROOM 6' 3" X 6' 1" (1.91M X 1.85M)



Modern Bathroom, partially tiled and aqua-panelled and fitted with a three piece suite comprising wash hand basin, walk in shower, toilet pedestal and sink in vanity. Glazed window to the rear. Wall to wall mounted mirror, inset downlighters and central heating radiator.

GARAGE 37' 1" X 14' 2" (11.30M X 4.32M)



Accessed via garden to the rear, this impressive Garage that could be used as a partial workshop or simply used for secure parking. It is equipped with power, lighting and shelf storage. Remotely operated up and over door.

EXTERNAL



The garden to the front is partially laid with some mature shrubs and surrounded by trees which offer a great deal of privacy and seclusion. Two driveways, one that leads to the Garage and the other down the side of the property, provide excellent off-street parking. The fully enclosed garden to the rear is laid to lawn, along with stone chips and two partially slabbed patio areas, a perfect place to set out garden furniture to enjoy the summer weather surrounded by mature shrubs.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and WC, and the integrated appliances in the Kitchen along with white goods. The furniture will be removed.

COUNCIL TAX BAND - E

EPC BANDING - C



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