



27 Shielhill Crescent, Bridge of Don, Aberdeen
AB23 8FN

Offers over £224,500

WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED DWELLINGHOUSE
IN A POPULAR AND WELL ESTABLISHED MODERN DEVELOPMENT TO THE NORTH OF
THE CITY

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, located in the popular modern Dubford development at Shielhill, Bridge of Don. In excellent order throughout, benefiting from gas central heating and full double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; spacious Lounge with carpeted stairs to upper floor accommodation; Kitchen/Dining Room; Utility Room; and WC. On the upper floor are three Bedrooms, and Bathroom. There is a fully enclosed garden to the rear with shed which is to remain, and the added appeal of two allocated parking spaces in the car park to the rear. This family orientated community has a lovely playpark and walks surrounding the development.

Dubford is an attractive modern development located to the north of Bridge of Don which is easily accessible by car, bike or on foot. The area is well served with many excellent amenities including primary and secondary schooling, as well as a range of shops, including Costa Coffee and Marks and Spencer Food Hall, supermarkets, hotels and restaurants. Within close reach are a number of sports and leisure facilities including golf courses, swimming pools and parks. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand. The property is also within close proximity to gain access onto the AWPR. A regular bus service stops within the development providing access to the City Centre.

VESTIBULE

Accessed via solid door to front, with fanlight above. Wall mounted coathooks, ceiling light fitting and meter cupboard. Part glazed door to Lounge.

LOUNGE 18' 6" X 14' 7" (5.64M X 4.45M)



This welcoming Lounge is very light and spacious, with a window to front providing natural light. Tastefully decorated in neutral tones, with ceiling light fitting, smoke alarm, television point and central heating radiator. A carpeted staircase leads to the upper floor accommodation. Door to Kitchen/Dining Room.

KITCHEN/DINING ROOM 18' 5" X 9' 7" (5.61M X 2.92M)



This generous open plan space is bathed in natural light from the double French doors to the rear. There is ample space for dining table and chairs, as well as a study/desk area for those who are hybrid/home working. The Kitchen is fitted with a quality modern range of base and wall units, with underunit lighting, complementing work surfaces and splashback. Inset sink and drainer. The integrated appliances include gas hob, oven with extractor over, dishwasher and fridge/freezer. Two ceiling light fittings, smoke alarm and central heating radiator. Large understairs cupboard allowing excellent storage. Door to Utility Room.

UTILITY ROOM 8' 0" X 8' 0" (2.44M X 2.44M)



Accessed from the Dining Room/Kitchen, with wall and base units and space for washing machine and freezer. Please note the washing machine is being removed by the seller. A part glazed door to the side leads to the fully enclosed rear garden. Ceiling light fitting, central heating radiator and ceiling hatch. Cupboard housing central heating boiler.

WC



Fitted with a white two piece suite comprising wash hand basin and toilet pedestal, with window to side allowing natural light. Ceiling light fitting, central heating radiator and wall mounted coat hooks.

UPPER FLOOR

Carpeted stairs lead from the Lounge to the upper floor accommodation. The landing has a central heating radiator, ceiling light fitting and smoke alarm.

BEDROOM 1 12' 3" X 9' 5" (3.73M X 2.87M)



Large Double Bedroom overlooking the rear garden, decorated in neutral tones and benefiting from double built-in wardrobe allowing excellent hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting, central heating radiator and television point.

BEDROOM 2 12' 3" X 9' 5" (3.73M X 2.87M)



Second large Double Bedroom, with a front aspect, again benefiting from double wardrobe with sliding mirrored doors, ceiling light fitting, central heating radiator, and HDMI points. TV wall mount.

BEDROOM 3 8' 7" X 8' 7" (2.62M X 2.62M)



Situated to the front of the property, this large Single Bedroom has a ceiling hatch, ceiling light fitting, central heating radiator and television point.

BATHROOM 8' 8" X 6' 7" (2.64M X 2.01M)



Partially tiled and fitted with a white three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. A window to the rear allows natural light. Inset downlighters, extractor fan, shaver point and chrome ladder style radiator.

EXTERNAL



There is a small area of garden ground to the front of the property, and a fully enclosed and private rear garden, laid mainly to lawn. A gate leads directly to the two allocated parking spaces. The garden shed and rotary clothes drier are to remain. Please note the communal grounds within the development, i.e waste collection in the playpark and general upkeep, are maintained under a factoring agreement currently costing around £15 per month.

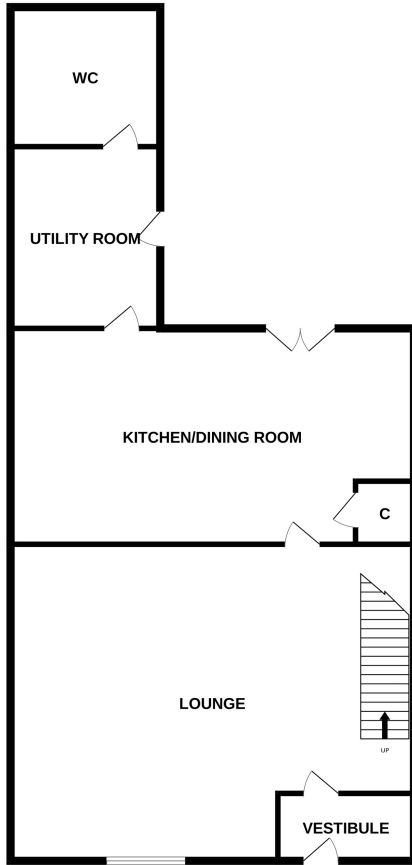
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the freezer in the Utility Room, the usual fixtures and fittings in the WC and Bathroom, the shed, and the rotary clothes drier.

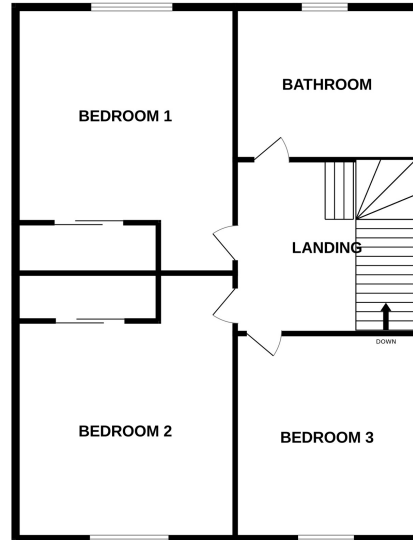
COUNCIL TAX BAND - E

EPC BANDING - B

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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