

4 Dubford Terrace

BRIDGE OF DON, ABERDEEN, AB23 8GE



*An immaculate five-bedroom linked semi-detached house
located in a peaceful Bridge of Don cul-de-sac*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 4 Dubford Terrace, an immaculate five-bedroom linked semi-detached house located in a peaceful culdesac on the northern fringe of Bridge of Don, which is in pristine walk-in condition.

THE LOUNGE/DINER



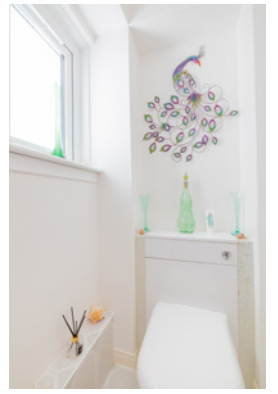
The accommodation comprises a large entrance porch leading to the hall where all accommodation is accessed. On the left of the hall is a very spacious combined lounge and dining room. On the right is an ideal sized WC and the stairs which lead to the upper floors. You can access the kitchen directly from the hall and dining room.

THE KITCHEN



The fresh and airy kitchen is complete with a ceramic hob and Indesit electric oven, integrated fridge and dishwasher, tiled splashback and great storage. You enter the garage and good-sized utility room with a washing machine and separate tumble drier from the kitchen's right, with further excellent storage and a door that leads to the enclosed rear garden.





Moving upstairs, you reach a half landing that splits left and right. Bedrooms One (large) and Two (small + storage) are to the right, and on the left are Bedrooms Three (small +storage) /Four (large)/Five (large) and the Family Shower Room. Both upper halls have storage cupboards. Moreover, the loft is partially floored and suitable for storage.

BEDROOM 1



BEDROOM 2 & 3



BEDROOM 4



BEDROOM 5



THE BATHROOM



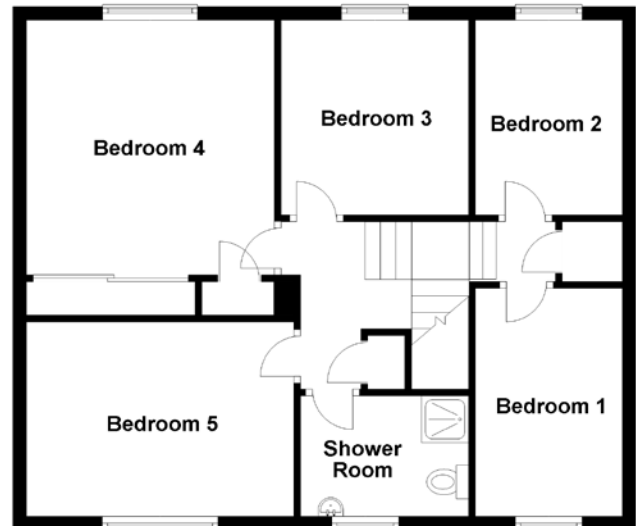
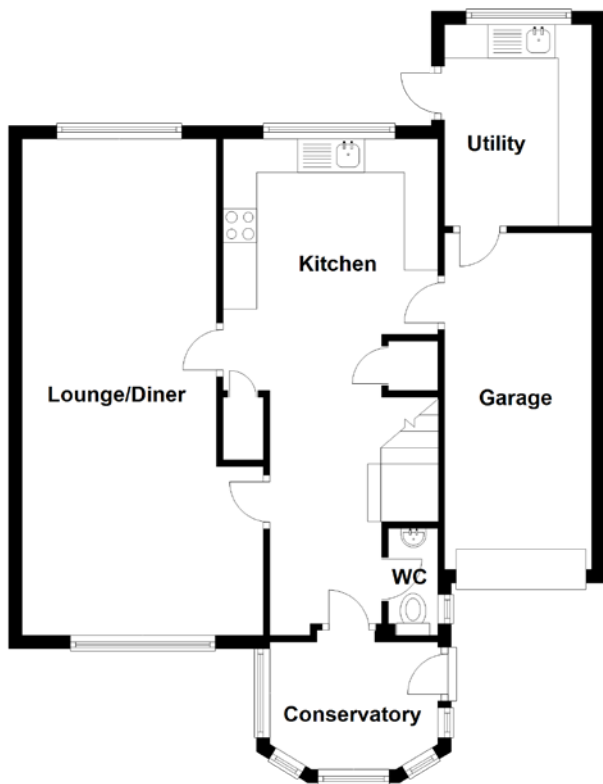
The mature front garden has a driveway leading to a single garage. And this is offset by a shrub border. The medium-sized manageable rear garden is fully enclosed with a lawn, patio, decking area and shed. The enclosed garden offers a safe and private space for pets and children.

This sizeable and unique family home has been finished to the highest standards, has been meticulously cared for and sits discretely mid-cul-de-sac, and further benefits from modern gas-fired central heating and double-glazing. This residence would make an ideal large family home.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

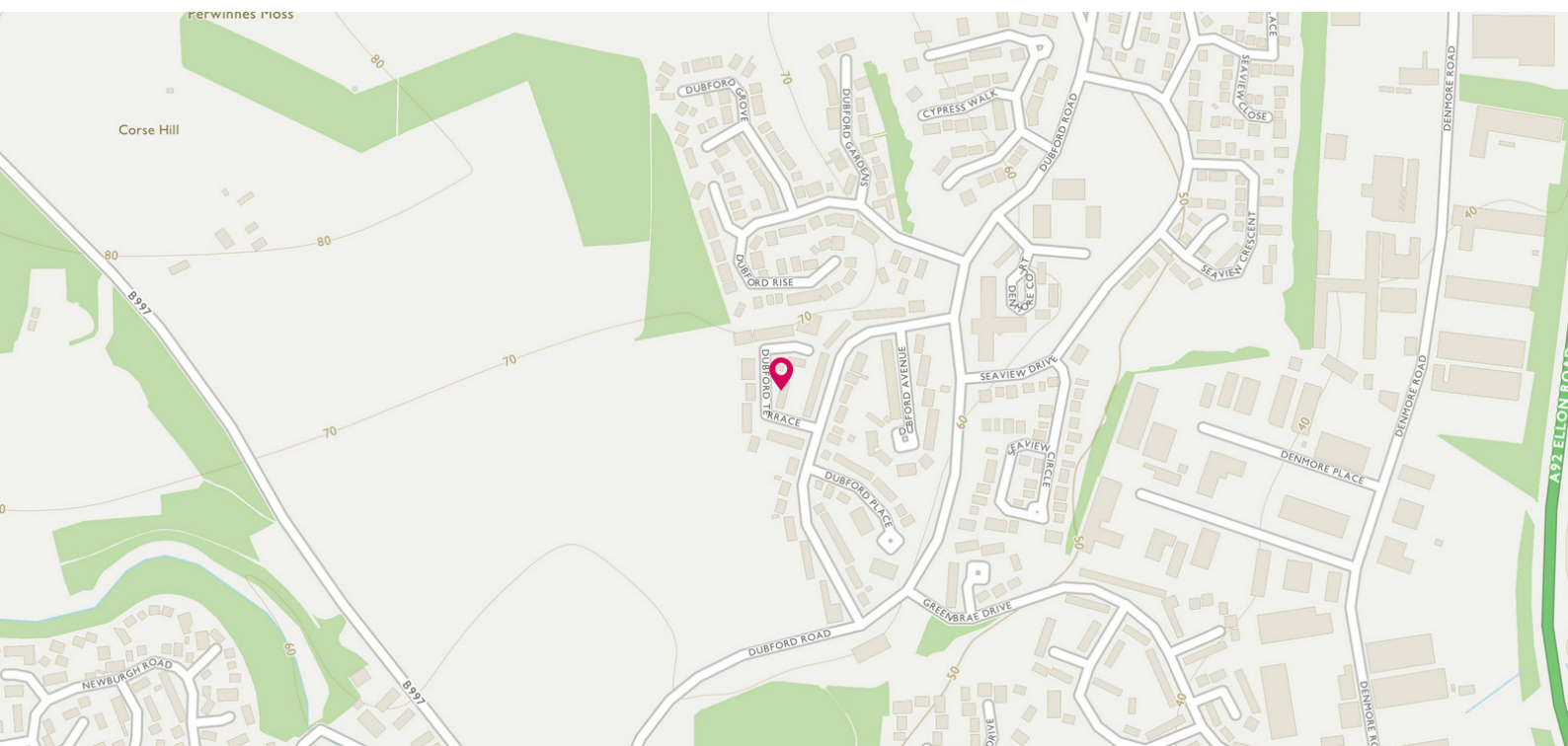


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	12.29m (40'4") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Utility	3.00m (9'10") x 2.20m (7'2")
Conservatory	2.60m (8'7") x 1.90m (6'3")
Bedroom 1	3.40m (11'2") x 2.30m (7'7")

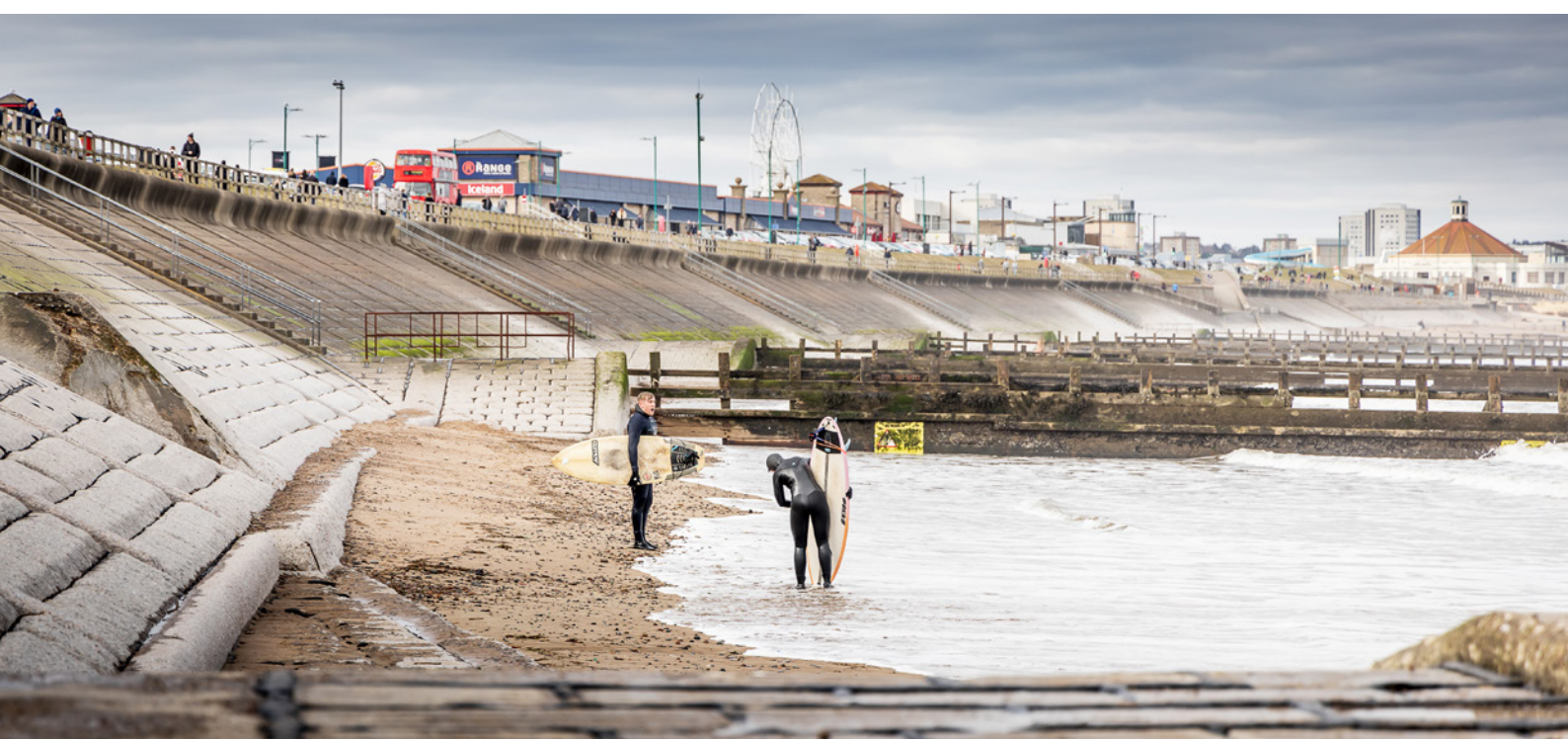
Bedroom 2	2.90m (9'6") x 2.30m (7'7")
Bedroom 3	2.90m (9'6") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 3.70m (12'2")
Bedroom 5	4.00m (13'1") x 2.90m (9'6")
Shower Room	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²): 126m²
EPC Rating: C



THE LOCATION

Dubford Terrace lies on the northern fringes of Aberdeen and is located in the popular suburb of Bridge of Don. The property and area are well served with local shops and have excellent public transport facilities that provide frequent transport locally and to the City Centre. All the amenities you require can be found locally, including primary and secondary schooling.





The city has many historical buildings with grey granite stone architecture, giving Aberdeen the nickname of the "Granite City." The town provides all the amenities one would expect with modern-day living, including various pubs, clubs, restaurants, and superb educational and recreational facilities. The property is well served with local shops and excellent local public transport facilities. The central transport hub of Aberdeen operates from the Union Square shopping mall, where a comprehensive bus and rail network is available. National and international flights are from Dyce Airport. You have easy access to the Cairngorm National Park and Royal Deeside within easy reach of Aberdeen.

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