




McEwan Fraser Legal
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2 Dubford Walk

BRIDGE OF DON, ABERDEEN, ABERDEENSHIRE, AB23 8GN



ABERDEEN

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

The City Centre is a short drive from the property and provides all that one would expect with modern day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities including Aberdeen University. With the city offering further excellent bus and rail services and National and International flights being available from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.

The property is also ideally located for the industrial complexes both at Bridge of Don and Dyce, very convenient for the AECC. With the opening of the AWPR, there have been significant improvements with travel times having direct access to the south of the city.

2 DUBFORD WALK

Dubford Walk offers great family living over two floors in the much sought after popular residential suburb of Bridge of Don.

This is a fantastic opportunity to purchase an exceptionally spacious three bedroom detached family home.

The property consists of an entrance hall with walk-in cupboards and WC, a tastefully presented spacious dual aspect lounge, superbly appointed dining area with patio doors leading to the rear garden. The Kitchen offers ample wall, base and drawer units with completing worktops, Bosch 4-ring gas hob, oven and extractor fan as well as benefiting from two other built in cupboards and direct access to the garage and utility room.

On the upper floor you will find a spacious well-equipped family bathroom with white three-piece suite, benefiting from a bath with an overhead mains shower, three large bedrooms, two, which benefit from built in wardrobes. In addition, there are ample storage cupboards throughout the property.

To the front of the property is a small garden laid with decorative stone chip with a paved driveway leading to the stone built garage with off road parking available in or in front of the garage.

The extensive gardens to the rear are enclosed by various hedging and fencing and well screened, making them particularly appealing for families with children and pets. Immaculately landscaped with an abundance of mature trees shrubs and plants, it also incorporates a raised decked area perfect for entertaining and enjoying the sun.

With its fantastic popular residential location, this property would suit a young family, a professional couple or a fantastic buy-to-let investment.

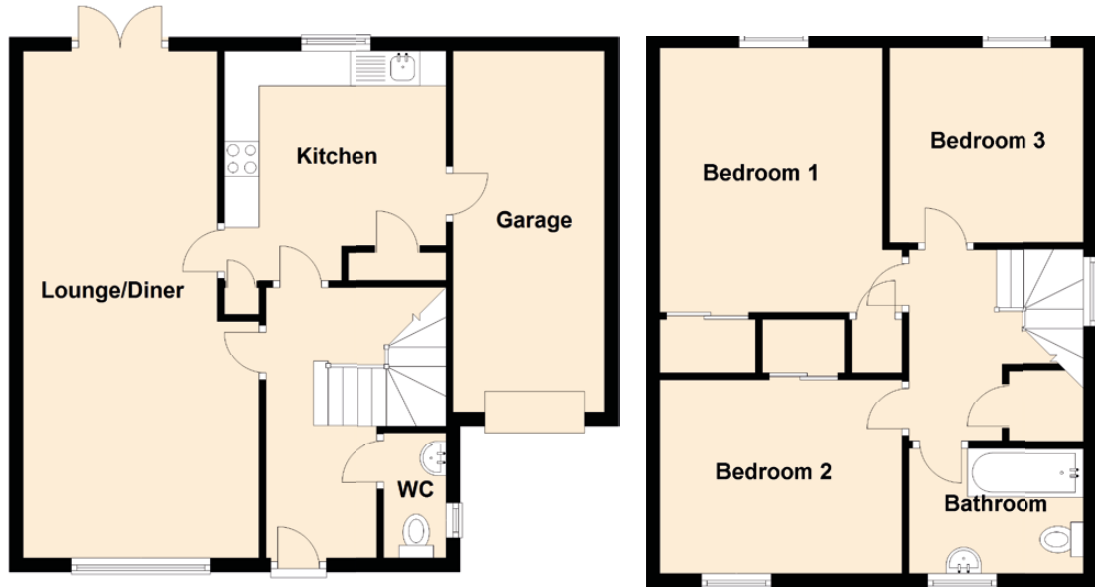
Early viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/Diner	7.30m (23'11") x 2.80m (9'2")
Kitchen	3.40m (11'2") x 3.20m (10'6")
WC	1.80m (5'11") x 0.90m (2'11")
Garage	5.20m (17'1") x 1.80m (5'11")

First Floor

Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 89m²

EPC Rating: D

Extras (Included in the Sale): All carpets, floor coverings, blinds, light fittings and integrated kitchen appliances.

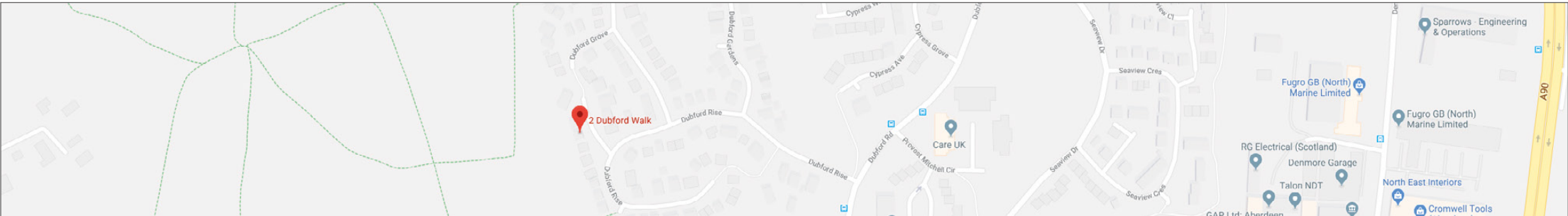


Image credit: <https://www.google.com/maps>



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Part
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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