

29 Broadfold Drive

BRIDGE OF DON, ABERDEEN, ABERDEENSHIRE, AB23 8PJ



*STUNNING 3 BEDROOM SEMI-DETACHED
PROPERTY IN IMMACULATE WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present this 3/4 bedroom semi-detached property on a sought after road in Bridge of Don. The property is in walk-in condition and feels like a show home such is the upgrades that the current owner have added such as new bathroom and en suite shower room.

Inside, the property comprises of:

- Fully equipped kitchen including integrated appliances
- Spacious living area open plan to the kitchen with patio doors to the garden
- 3 double bedrooms which include storage
- Larger than normal refurbished family bathroom
- Smaller room that is currently used as a study
- Separate utility room with space with white goods and cupboard space









Bedroom 1 & En-Suite



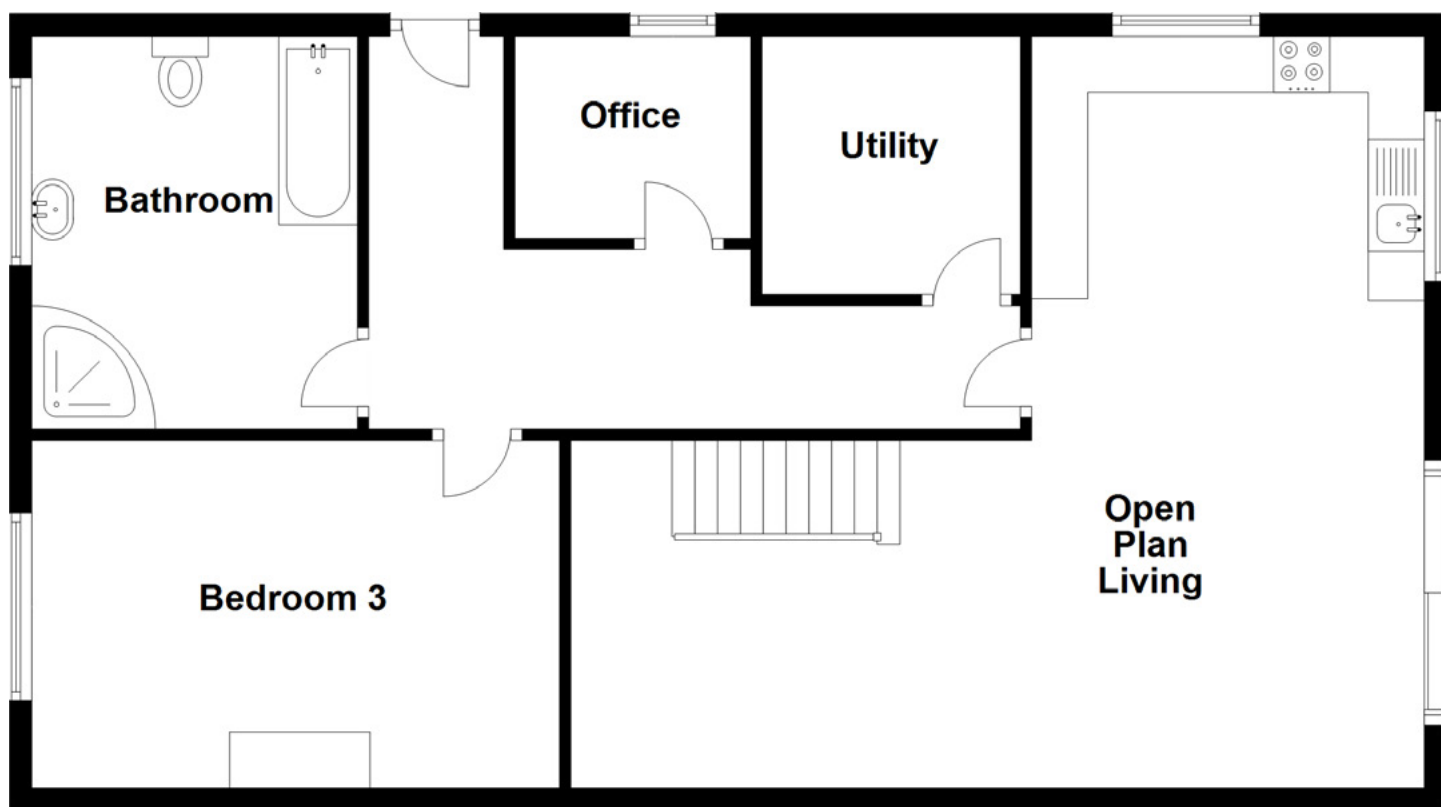
Bedroom 2



Bedroom 3





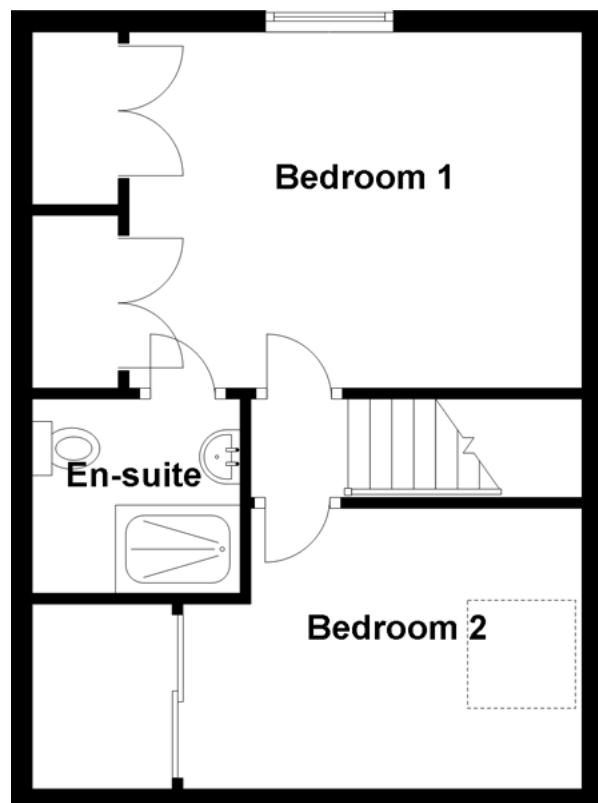


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.60m (24'11") x 6.70m (22')
Bedroom 3	4.70m (15'5") x 3.50m (11'6")
Utility	2.30m (7'7") x 2.30m (7'7")
Office	2.10m (6'11") x 1.80m (5'11")
Bathroom	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")

Gross internal floor area (m²): 123m²

EPC Rating: C





In addition to this, the property includes a south-facing rear garden which is part decked, a driveway for multiple cars and garage to the side of the property with foot access from the garden, ideal for storage.

This is a rare opportunity to acquire a brilliant home in immaculate condition, just to move in and start enjoying.

29 Broadfold Drive



Broadfold Drive 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 facilities such as Aberdeen University. There is also a range of recreation including swimming pool, playing fields and eighteen-hole golf course. With the city offering further excellent bus and rail services and National and International flights being available from Dyce Airport. There are rail links 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.

The Location

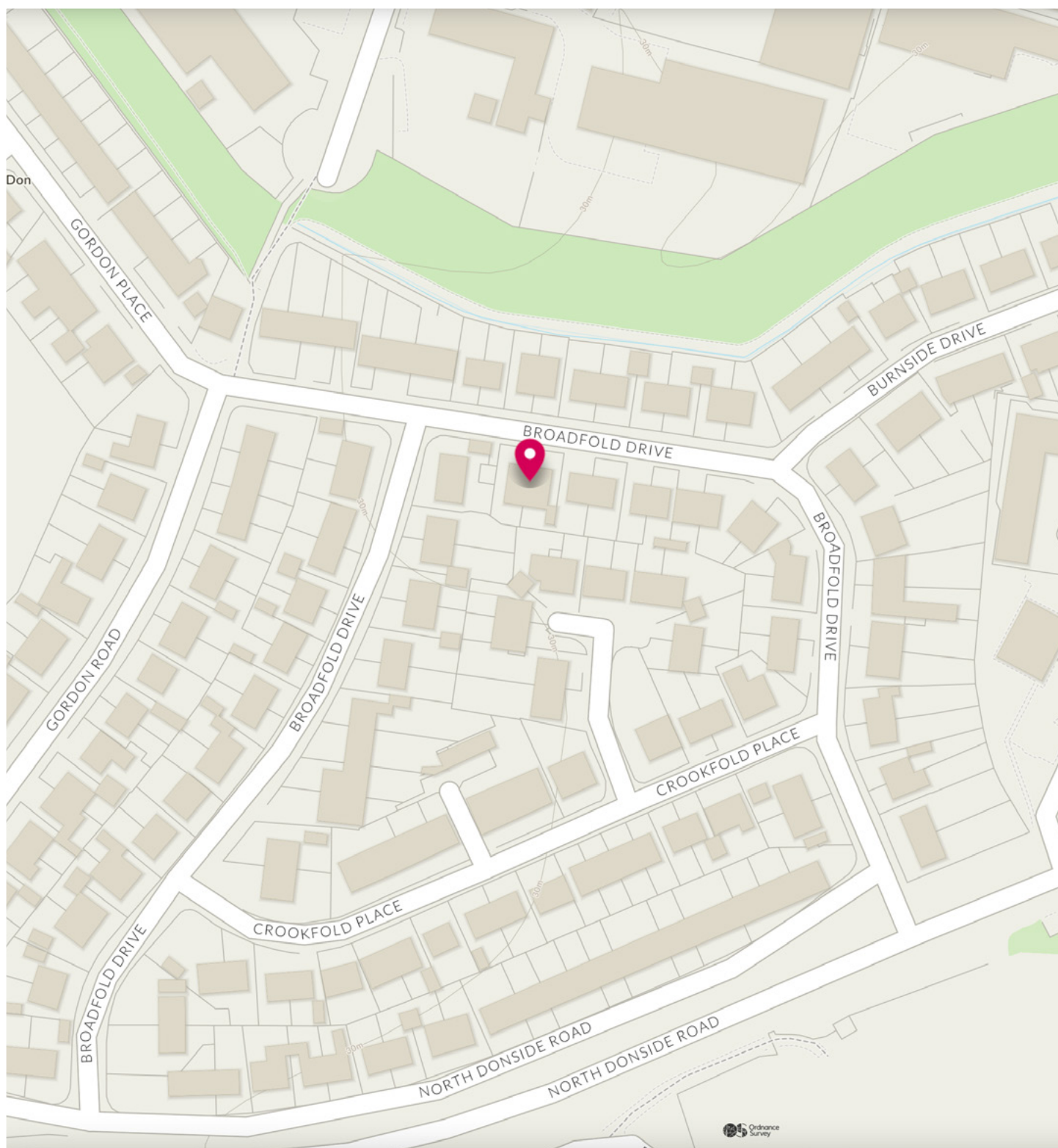


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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