



THE LOCATION

Located in the desirable Aberdeen suburb of Bridge of Don, this beautiful home boasts picturesque surroundings and views towards the North Sea, along with desirable amenities, beaches and schools nearby, it offers an idyllic lifestyle for growing families.

Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary school and secondary schooling, a wide range of shops including a Marks & Spencer, Costa Coffee and B&Q at the nearby retail park, and an ASDA supermarket and Tesco 24-hour at nearby Danestone.

There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. Scotstown Moor Local Nature Reserve is also easily accessible just a short walk from the property. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.



THE PROPERTY

We are delighted to offer for sale this executive four bedroom family home located on a quiet street in the Bridge of Don area. Completed to the highest of specifications by Cala Homes, the property enjoys many appealing features and makes the perfect purchase for the growing family.

The accommodation set over two floors enjoys the modern comforts of gas central heating and double glazing. The most welcoming entrance vestibule and inner hallway provide access to the elegantly proportioned lounge and the spacious cloakroom toilet fitted with a white two piece suite. The stylish dining/kitchen has been designed to maximise both workspace and storage, this includes the high-quality Siemens integrated appliances such as the stainless steel cooker hood, stainless steel 5 burner gas hob and integrated fridge/freezer and dishwasher. The dining area has patio doors providing access to the rear garden. The dining room also leads into the utility room which provides internal access to the single garage and rear garden.

On the upper floor, the stunning master bedroom boasts an en-suite shower room and large built-in wardrobe. Bedroom 2 also benefits from built-in wardrobes and an en-suite shower room. There are two further excellent sized double bedrooms, both of which benefit from built in wardrobes. Completing the accommodation is the family bathroom which is fitted with a white four piece suite incorporating a separate shower cubicle. This property does not lack in storage space as there are plenty of cupboards situated throughout.

Externally, the property benefits from a large driveway to the front providing off-street parking and leads to the single garage. The low maintenance front garden is mainly laid to lawn. Providing a child-friendly environment, the fully enclosed rear garden is further enhanced by a patio area which provides the ideal spot for alfresco dining and enjoying the summer months.



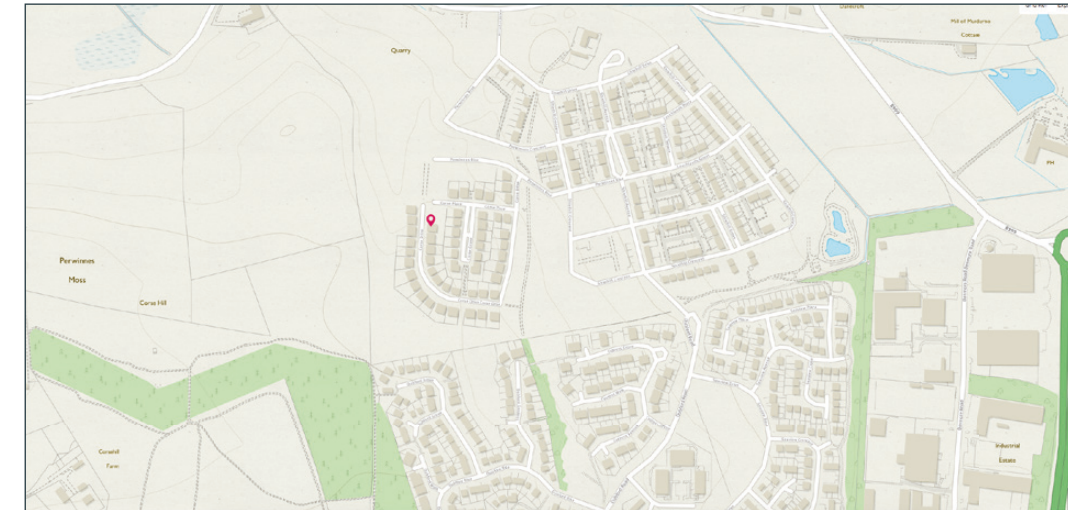


Approximate Dimensions
(Taken from the widest point)

Lounge	4.48m (14'8") x 4.26m (14'0")
Dining Room	4.48m (14'8") x 3.68m (12'1")
Kitchen	3.20m (10'6") x 3.12m (10'3")
Utility	3.42m (11'3") x 1.88m (6'2")
Master Bedroom	4.48m (14'8") x 3.56m (11'8")
En-suite	2.49m (8'2") x 1.56m (5'2")
Bedroom 2	3.77m (12'5") x 3.29m (10'10")
En-suite	2.49m (8'2") x 1.48m (4'10")
Bedroom 3	3.59m (11'9") x 3.42m (11'3")
Bedroom 4	3.62m (11'10") x 2.85m (9'4")
Bathroom	3.24m (10'7") x 1.88m (6'2")

Gross internal floor area (m²): 159m²

EPC Rating: C





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