



11 Burnside Drive

Bridge of Don, Aberdeen AB23 8PL



mackinnons
solicitors



A glazed exterior door leads to a bright vestibule with fitted cupboard housing the fuse box and meter.

A good sized hallway provides access to most accommodation. Hatch with Ramsay style ladder leads to the floored attic, believed suitable for conversion to further accommodation provided the relevant consents are obtained.

A light and airy lounge boasts a large picture window overlooking the front of the property. A particular focal point is the tiled fire surround with matching hearth housing an inset electric fire.

A well appointed kitchen is fitted with a wide range of units with ample work surface and extensive splashback tiling. All appliances to be included in the sale. Window overlooks the front of the property.

There are two spacious double bedrooms, both boasting extensive fitted wardrobes providing excellent storage facilities. French doors from bedroom two lead to the conservatory.

A superb addition to the property, the conservatory is glazed on three aspects incorporating double doors to the rear garden.

A bright shower room completes the accommodation.

The front garden is fully laid to paving for easy maintenance and additional parking. Tared driveway to the side offer off road parking and leads to the good sized single garage A high level timber gate leads to the fully enclosed rear garden. Paved paths lead to an area of lawn with steps down to a further area of lawn.

Ideally positioned within a quiet established residential area of the popular Bridge of Don, we offer for sale this well proportioned two bedroom bungalow with conservatory and single garage. The property would benefit from a degree of modernisation and offers the potential for an attic conversion, provided the relevant consents are obtained.

Viewing of this attractive home is recommended to fully appreciate the location and accommodation on offer.





Terms

Council Tax

Band D

EPC

Band D

Entry

By Arrangement

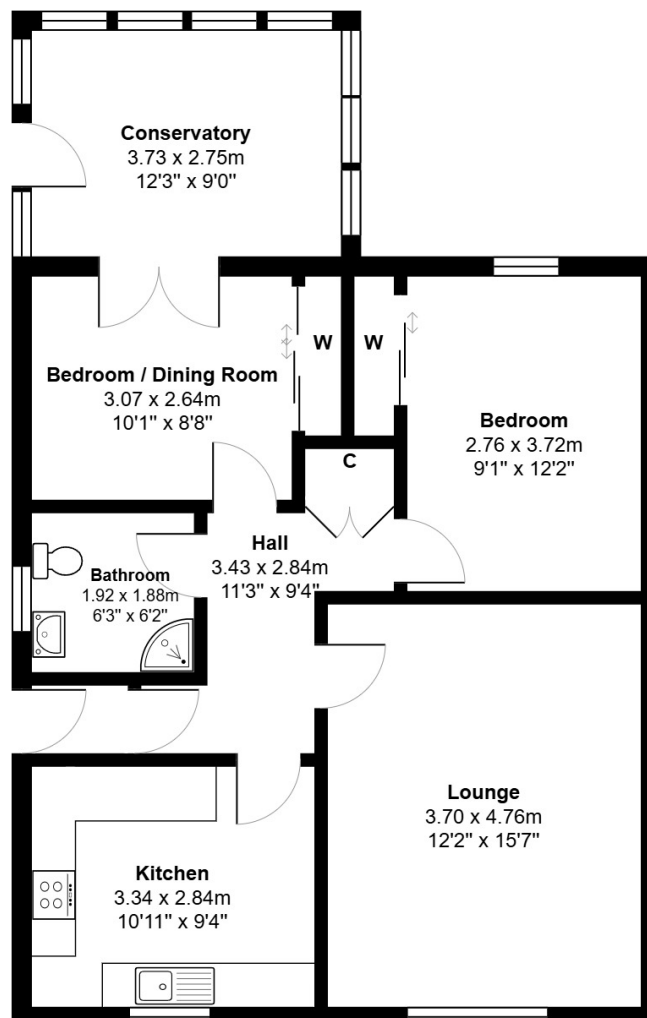
Viewing

Contact Solicitors
01224 868687

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- Light and Airy Lounge
- Well Appointed Kitchen
- Two Double Bedrooms
- Bright Conservatory
- Good Size Shower Room
- Garden and Single Garage
- Development Potential
- Popular Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



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