



8 Broadfold Terrace

Bridge of Don, Aberdeen AB23 8QT



mackinnons
solicitors



A uPVC door leads into the porch which overlooks the property frontage via a large window. A 15 pane Georgian style door with adjacent frosted side panel leads into the welcoming reception hall, where there is an understair walk in cupboard.

The spacious lounge overlooks the property frontage via a large deep silled window, and is of tasteful decoration and neutral carpeting.

The striking dining kitchen overlooks the rear garden with a glazed door providing access thereto. With ample space available for a freestanding table and chairs, the kitchen includes an attractive range of storage and appliances.

Ascending the staircase to the first floor, the landing is fully carpeted with a ceiling hatch to the attic above.

The principal bedroom is a well proportioned room with double deep silled window providing lots of natural light. A range of fitted wardrobes with three large sliding mirrored panel doors provides an abundance of shelf and hanging space. Double bedroom two overlooks the rear garden, while bedroom three overlooks the property frontage and includes a fitted cupboard.

The property enjoys the benefit of plentiful off street parking, which is extensively laid with loc-bloc paving. To the rear, the generously proportioned garden is fully enclosed, with an area which is laid to lawn and a large paved patio which is ideal for "al fresco" dining and summer barbecues. A gate provides access to an exterior communal pathway. The property also boasts a single garage which is situated close by.

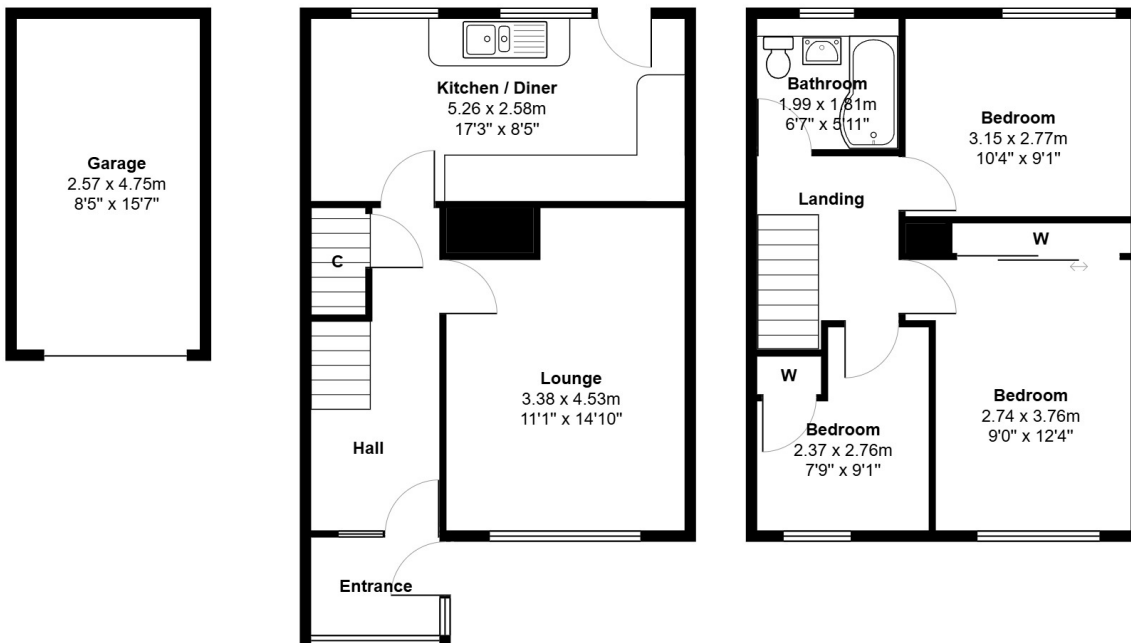
Located within the popular residential suburb of Bridge of Don, this three bedroom mid-terraced home with off street parking and single garage offers versatile and well proportioned family living accommodation.

Located close to a range of schooling, amenities, transport links and leisure pursuits, the property has recently undergone a programme of re-decoration, providing accommodation which is ready to move into with a minimum of fuss. An ideal purchase for a growing family, first time buyer or those looking to down-size.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Fully Enclosed Rear Garden
- Single Garage



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.

Terms

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