

BRIDGE OF DON, ABERDEEN
12 Dubford Gardens



BRIDGE OF DON

12 Dubford Gardens
Aberdeen, AB23 8GP

OFFERS OVER £215,000

Viewing Tel: 704906 or 07793 271745

DESCRIPTION

This 3 bed detached villa is situated in a well established residential cul de sac, in the Bridge of Don's popular Denmore Estate, with stunning far reaching sea and rural views enjoyed at the rear.

Spanning two floors, the well proportioned accommodation is considered an ideal family home, with a versatile layout which is presented in modern decorative order throughout. A recently installed kitchen and bathroom sits harmoniously with the stylish decorative finishes, and all carpets, blinds, light fittings and integrated appliances are to be included in the sale.

There is the benefit of an effective gas fired central heating system which replaced the original warm air system, all windows are double glazed, and there is a substantial driveway and single garage. An enclosed rear garden is child and pet friendly and the ideal spot to relax or entertain.

LOCATION

Dubford Gardens forms part of the Denmore Estate, situated in the Bridge of Don, a popular residential suburb which lies to the north of the city and well served by local shops and supermarkets, primary and secondary schools, health and community centres, sporting and leisure facilities and a regular bus service to the city centre. Easy access is afforded to those working at the Bridge of Don and Dyce Industrial Estates and for those wishing to travel outwith the city and overseas, the international airport is easily accessible.



Detached 3 bed villa with single garage
and enclosed garden

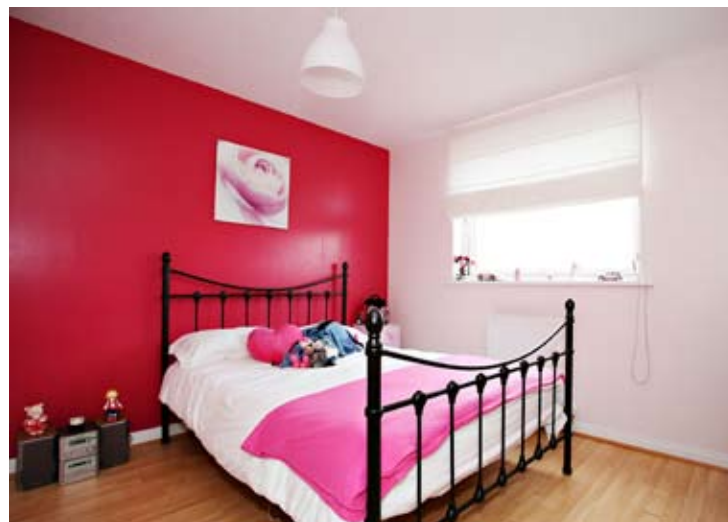


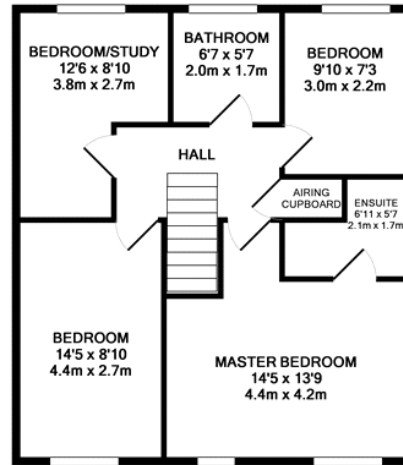
GARDEN

The front garden is bounded by a wall, there is a lawn, a variety of trees and shrubs and a lock block driveway which extends along the side of the house to the garage. Access gate on opposite side. Water tap. Enclosed rear garden with lawn, paved patio and rotary dryer.

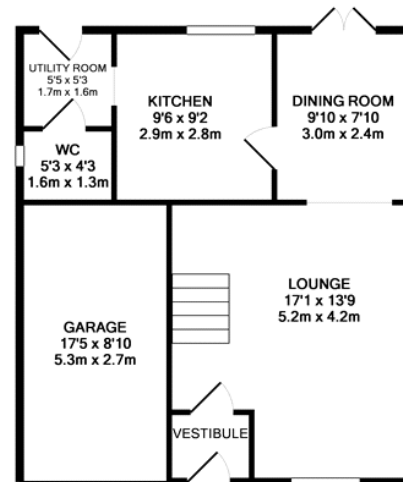
PARKING

A single garage with up and over door. Power. Light





1ST FLOOR



GROUND FLOOR



SIMPSON & MARWICK
SOLICITORS

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Winner of the Residential Property Team of the Year Award. The Scottish Legal Awards 2008.

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