

41 Ashwood Circle,
Bridge Of Don, Aberdeen, AB22 8XU


Fixed Price
£149,990

ASPC ref : 360928

 2  1  1 48 m² EPC **C** Council Tax Band **D**



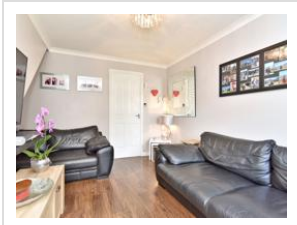
Arrange a viewing

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Property features:

 Central heating	 Garden	 Parking
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Situated within the popular 'Ashwood' development in Bridge of Don, we are delighted to present for sale this most impressive **two bedroom mid terraced villa** which has been maintained to the highest of standards by the present owners. Offering spacious accommodation over two floors, the property has been tastefully decorated in modern tones, is presented in immaculate condition throughout and enjoys the modern comforts of recently upgraded gas central heating and Upvc double glazing.

- Attractive Mid Terraced Villa
- 2 Double Bedrooms
- Gas C.H & D.G
- Ideal 1st Time Buy
- Residents Car Park

The bright and airy ground floor accommodation comprises most welcoming entrance hallway, elegantly proportioned lounge and fully

fitted dining kitchen. Upstairs, there are two excellent sized double bedrooms, both of which benefit from built in storage. The bathroom is fitted with a white three piece suite incorporating a shower over the bath. Externally, the property benefits from a residents car park to the side and exclusive well presented gardens to both the front and rear. The property is to be sold inclusive of all carpets, curtains, blinds, light fittings and shades together with all kitchen white goods.

Bridge of Don is a popular suburb of Aberdeen linked to the City by good commuter roads and with the area being well served by primary and secondary schools, shopping facilities including an Asda Superstore and public transport facilities. The location is also convenient for the Airport and oil-related offices at both Dyce and Bridge of Don and only a short walk to the open countryside.

GROUND FLOOR

ENTRANCE HALLWAY: 4'4" x 4'3"

LOUNGE: 13'5" x 11'11"

DINING KITCHEN: 11'10" x 8'11"

UPPER FLOOR

UPPER HALLWAY: 6'4" x 6'3"

BEDROOM 1: 10'6" x 9'0"

BEDROOM 2: 9'3" x 6'2"

BATHROOM: 6'2" x 5'11"

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/360928/41-Ashwood-Circle/Aberdeen/>

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