

**12 Greenbrae Circle,**  
Bridge Of Don, Aberdeen, AB23 8NB

Price Over  
**£95,000**

**Under offer**

 **1**  **1**  **1**   **50 m<sup>2</sup>** EPC **D** Council Tax Band **B**



**Contact Solicitor**

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**Features**



Garden

**Description**

We are delighted to offer for sale this good sized **ONE BEDROOM SEMI DETACHED SINGLE-STOREY DWELLINGHOUSE** situated in a quiet cul-de-sac in the popular residential suburb of Bridge of Don. The property enjoys the added comforts of double glazing and gas central heating. The property also benefits from extensive storage throughout. This property is ideally located and early viewings are highly recommended.

**The accommodation comprises: -**

Hallway, Lounge, Kitchen, Rear Hallway, One Double Bedroom, Bathroom,

Outside: gardens to front and rear

Bridge of Don is a very popular residential area lying to the north of the city. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a Swimming Pool, Playing Fields and an 18 Hole Golf Course to a Sports Complex which offers numerous activities. The area also has numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

**HALLWAY:** Spacious hallway is accessed via front door, from which mostly all further accommodation leads. Three large integrated full length storage cupboards with shelves. One extremely large full length storage cupboard with shelf provides access to the loft. One deep cupboard houses the hot water tank. Central heating dial. Central light fitting.

**LIVING ROOM:** Living Room is entered via wooden door. Fitted carpet. Radiator. Large window overlooking front with fitted blinds and curtains. Central light fitting. TV aerial point. Telephone point. (4.4m x 3.25m)

**KITCHEN:** Bright and airy kitchen is located off the living room. Large window overlooking attractive rear garden with fitted blind. Vinyl flooring. Central light fitting. Units at low level with storage. Sink drainer with mixer tap. (3.25m x 2m)

**REAR HALLWAY:** Door from the kitchen leads to the rear hallway. Separate door with frosted glazed paneling leads out to the rear garden. Power and light. Extremely useful space.

**DOUBLE BEDROOM:** Spacious double bedroom. Double glazed window to rear with fitted blinds and curtains. Fitted carpet. Central light fitting. Radiator. (3.55m x 3.25m)

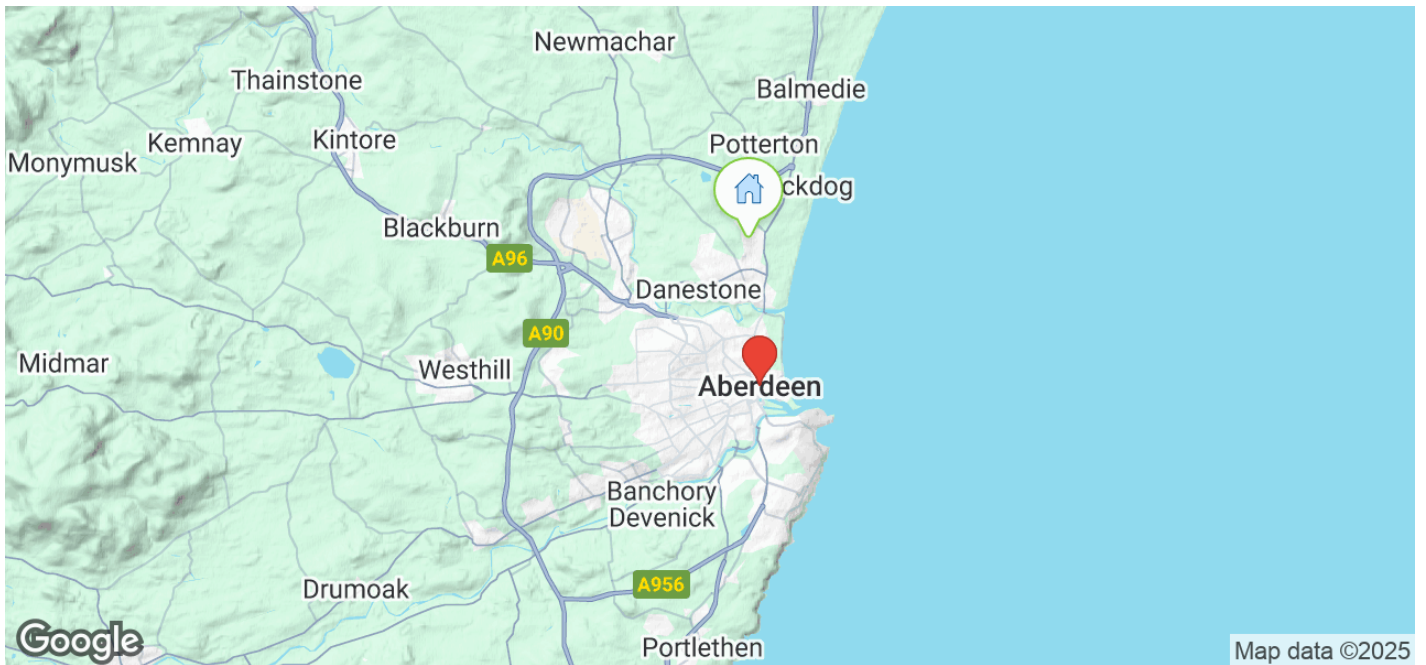
**BATHROOM:** Modern bathroom with three piece white suite comprising w.c., wash hand basin and shower enclosure with shower. Heated ladder style towel rail. Radiator. Vinyl flooring. Frosted glass window to front.

**OUTSIDE:** Good size garden to the front, mainly laid to lawn with a path leading to the front door. There are a range of mature plants and shrubs. A path leads along the side of the house to the rear garden which is fully enclosed. Laid to lawn area incorporates drying green. There are a range of mature plants, trees and shrubs. The garden shed is included in the price and will remain.

**GENERAL FEATURES:** The property benefits from ample storage throughout, is well proportioned and this well located property is well worth viewing.

**COUNCIL TAX:** This property is currently assessed as being in Band B.

**NOTE:** Errors and omissions excepted. All room sizes stated are approximate and given for general guidance only. No reliance should be placed on these measurements for purposes of ordering carpets or the like or for any other purpose.



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<https://www.aspc.co.uk/search/property/367526/12-Greenbrae-Circle/Aberdeen/>

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