

**61 Cloverhill Crescent,  
Bridge Of Don, Aberdeen, AB22 8RQ**

**Price Over  
£149,000**

ASPC ref : 369145

1 2 1 51 m<sup>2</sup> EPC **D** Council Tax Band **TBC**



**Arrange a viewing**

**07831 252404**  
(J Greig)

**Hamilton Watt & Co**

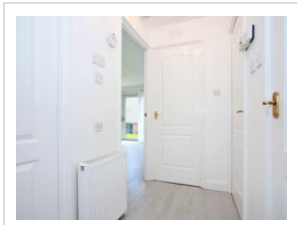
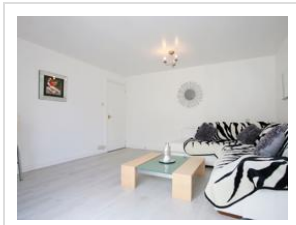
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AB11 6DH

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**Website:**

<http://www.hamiltonwatt.co.uk>



Property features:

 Central heating	 Garden	 Parking
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We are delighted to offer this **SEMI DETACHED ONE BEDROOM BUNGALOW** situated in a quiet street in Bridge of Don. In good order with bright modern décor throughout. The house has full gas central heating and double glazing. Well equipped dining kitchen, good sized lounge and bedroom and with a modern shower room with oversized shower cabin.

Bridge of Don has a wealth of leisure activities including golf, bowling, swimming and library and has ample community and sport centres. There are also pleasant walks at Scotstown Moor and along the banks of the River Don.

**DIRECTIONS:** Travel west along the parkway from the AECC and turn left onto Balgownie Road. Take the third left turn into Harehill Road. Cloverhill Crescent is the first turn on the left with the property situated on the left-hand side. The rear of the Property backs onto Balgownie Road.

**HALL:** UPVC door with glazed panels. 3 point light fitting. Gas central heating timer switch. Heating thermostat. Large walk in storage

cupboard with access to loft, houses electric consumer unit and gas central heating boiler. Laminate flooring. Gas central heating radiator.

**LOUNGE 14'8" X 13'8"**: Well-proportioned, bright room. 2 x 3 point light fittings. Patio doors to the side. Phone point. Laminate flooring. 2 x gas central heating radiators.

**BEDROOM 11'10" X 10'8"**: Good sized double bedroom with outlook to the rear of the property. Laminate flooring. Gas central heating radiator.

**DINING/KITCHEN 13'9" x 6'8"**: Well-equipped dining/kitchen with white gloss units and wood finish to worktops. Stainless steel sink with mixer tap. Electric ceramic hob, stainless steel oven, and extractor hood. 4-spot light track. Tiled-splashback. Plumbed for washing machine. Laminate flooring. Gas central heating radiator.

**SHOWER ROOM**: White wash hand basin and WC. Oversized shower cabin with Mira electric shower. Opaque glazed window. Laminate flooring. Gas central heating radiator.

**FRONT GARDEN**: Small, low-maintenance lawn area. Parking is on street to the front of the property.

**REAR GARDEN**: Lawn with rotary drier

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

<https://www.aspc.co.uk/search/property/369145/61-Cloverhill-Crescent/Aberdeen/>

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