

11 Boyd Orr Place,
Aberdeen, AB12 5SF

Price Over
£249,000

Under offer

4 1 2 131 m² EPC C Council Tax Band D



Contact Seller

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Features Garage Garden

Description

We are delighted to offer for sale this highly desirable **four bedroom detached bungalow** which enjoys quiet location within the popular established residential development. Enjoying a particularly bright and airy aspect, this spacious family home is immaculately presented throughout with tasteful modern colour schemes and has been upgraded to a high standard. Presenting the perfect purchase for the growing family, interior viewing is essential to fully appreciate the quality and level of space on offer. Benefits include gas central heating, full double glazing, excellent storage space and single garage.

- Spacious Detached Bungalow
- 4 Generous Bedrooms / 1 En-Suite
- Gas C.H & D.G
- Ideal Family Home

- Popular Location

The accommodation comprises most welcoming entrance vestibule with built in cupboard, inner hallway with two large built in cupboards providing access to all accommodation and generously proportioned lounge tastefully presented in modern tones also providing ample space for dining furniture and access to the rear garden via French doors. The modern kitchen enjoys an outlook over the rear garden and is fitted with a range of contemporary wall and base mounted units with a range of quality integrated appliances. There are four exceptionally spacious double bedrooms with built in wardrobes, one of which further benefits from a centrally located en-suite shower room which is fitted with a white two piece suite with separate shower enclosure. Completing the accommodation, the family bathroom is fitted with a white three piece suite incorporating a shower over the Jacuzzi bath.

The property is to be sold inclusive of all carpets, curtains, blinds, light fittings and shades together with all kitchen white goods.

Location Boyd Orr Place is situated in an area well served by local shops and public transport facilities with most parts of Aberdeen City being readily accessible by a variety of arterial routes, with the location being particularly convenient for the oil related offices at Altens and Badentoy. The location is well served by public transport facilities and an excellent range of shopping facilities including ASDA and Sainsbury superstore at the nearby Bridge of Dee. Other attractions include the Duthie Park, including the Winter Gardens, and the opportunity to enjoy lovely walks along the banks of the River Dee.



Accommodation comprises

ENTRANCE VESTIBULE: 5'8" x 4'6"

INNER HALLWAY: 20'3" x 18'0"

LOUNGE / DINING AREA: 23'11" x 18'2"

DINING KITCHEN: 13'8" x 11'4"

MASTER BEDROOM: 12'4" x 11'10"

EN-SUITE SHOWER ROOM: 6'5" x 6'2"

BEDROOM: 14'3" x 10'4"

BEDROOM: 13'7" x 10'4"

BEDROOM: 13'0" x 10'3"

FAMILY BATHROOM: 7'8" x 6'0"

Externally, the property is set within generous plot and benefits from an exclusive parking space to the front and detached garage. The rear garden is fully enclosed, provides an ideal child friendly environment and is mainly laid to lawn. Raised decking areas provide the ideal spot to enjoy summer barbecues.

View this property here

<https://www.aspc.co.uk/search/property/357601/11-Boyd-Orr-Place/Aberdeen/>

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