

**32 Middleton Crescent,**  
 Bridge Of Don, Aberdeen, AB22 8HY

Price Over  
**£199,995**

**Under offer**

 **3**  **2**  **2**   **109 m<sup>2</sup>** EPC **D** Council Tax Band **TBC**



**Contact Solicitor**

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**Features**  Garden

**Description**

Located in the popular Middleton Park area of Bridge of Don this deceptively spacious **semi detached bungalow** is offered for sale. The property has been imaginatively extended to provide well proportioned living accommodation ideally suited for a couple or young family. The decoration is fresh and tasteful with co-ordinating flooring and curtains.

The entrance vestibule has a stained glass entrance door, laminate flooring and a glazed door leading to the hall which has a linen cupboard and access via Ramsay ladder to the storage loft. Located off the hall is a useful utility cupboard which houses the washing machine and tumble dryer. The lounge is a spacious room with glazed double doors leading to the sun lounge which has French doors leading to the garden. Viewers will undoubtedly be impressed by the dining kitchen which is fitted with a range of stylish units with co-ordinating worktops and integrated appliances. A hatch in the kitchen provides access to a second area of storage loft. There are three good sized bedrooms, the master

bedroom enjoying the luxury of en suite facilities. Completing the layout is the family shower room which is fitted with a modern white suite with wall hung wash hand basin, wc and shower cubicle with electric shower.

**Accommodation:** Hall: 13'2 x 13'8 Lounge: 12'1 x 25'0 Kitchen: 9'9 x 13'3 Conservatory: 11'4 x 11'8 Master Bedroom: 10'6 x 15'4 Ensuite: 5'11 x 5'10 Bedroom 2: 10'6 x 8'4 Bedroom 3: 8'10 x 11'5 Shower Room: 5'6 x 6'8

**Location** Bridge of Don is a popular residential suburb which lies to the north of Aberdeen City Centre and is 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.

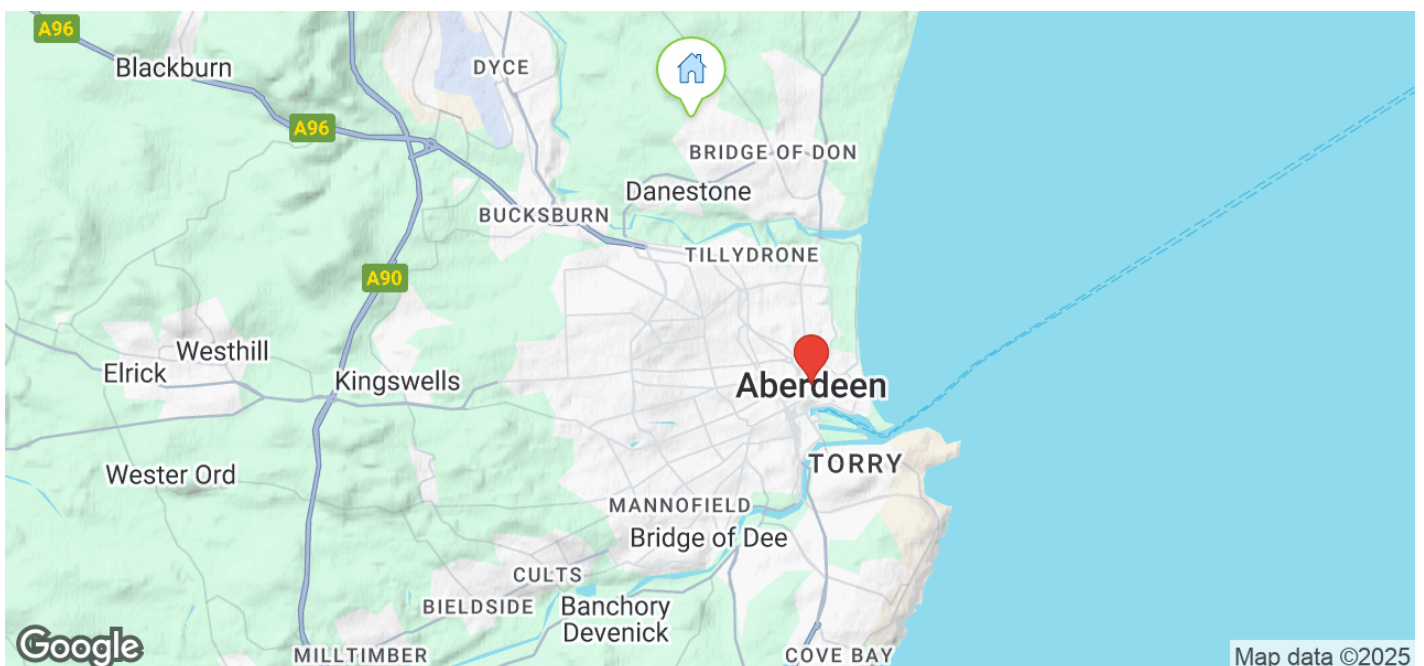
**Directions** From Aberdeen travel north along King Street, cross over the bridge over the River Don on to Ellon Road. At the roundabout with AECC turn left on to the Parkway. At the next roundabout turn right on to Scotstown Road. Turn left at the traffic light on to Jesmond Drive passing Asda on the right hand side. Turn left on to Whitestripes Avenue, first right on to Middleton Circle then turn left at the T junction. Middleton Crescent is on the left hand side and No 32 is on the right.

**Garden** There is a fully enclosed garden with a lock block patio, borders and flower beds stocked with mature shrubs and perennials. There are areas stocked with granite chips and two timber sheds.

**Parking** There is a lock block drive at the front of the property providing off street parking for two cars.

**Fixtures and Fittings** All carpets, curtains and light fittings included plus the wardrobes in the master bedroom. Double oven, hob, extractor hood, washing machine, tumble dryer, dishwasher and integral fridge freezer included. Two garden sheds included. Items of furniture maybe available under separate negotiation.

**Services** The property has full gas fired central heating and upvc double glazing.



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<https://www.aspc.co.uk/search/property/358922/32-Middleton-Crescent/Aberdeen/>

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