

66 Slains Circle,
Bridge Of Don, Aberdeen, AB22 8TW

Price Over
£130,000

 **1**  **2**  **1**   **66 m²** EPC **C** Council Tax Band **B**



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Features



Garden

Description

Situated in a quiet location within the Bridge of Don suburb, we have pleasure in offering for sale this **one bedroom mid terraced bungalow**. The property offers ideal accommodation for an elderly or disabled person, with you entering into the hall where there is an exceptionally large walk-in cupboard, it is large enough for study space. The lounge is situated to the rear, a well proportioned room with neutral decor, cupboard accommodating the gas central heating boiler and patio doors giving access to the conservatory. The conservatory runs the width of the property, is a pleasing addition providing an excellent seating area overlooking the fully enclosed rear garden. The kitchen is accessed from the lounge and is fitted with a range of base and wall units, contrasting work surfaces, stainless steel sink and drainer with space for cooker having concealed overhead extractor hood. There is a fridge/freezer and washing machine which will remain and a shelved storage cupboard. The bedroom is located to the rear and has a slatted shelved linen cupboard and spacious wardrobe. To complete this property is the shower room with a tiled shower area having an electric shower, pedestal wash hand basin and WC, with opaque window to front.

The property is serviced by gas central heating and double glazing. There are gardens to both front and rear of the property, with the front one laid to gravel with shrubs. There is also a space for off street parking and a garden shed with electric. The rear garden is fully enclosed, again laid to gravel for easy maintenance, finished with fencing and gate which gives access to a further communal, well maintained grass area. There is also a large garden shed in the rear garden which has power.

ACCOMMODATION

Hall

Lounge 16' x 10'8" (4.88m x 3.25m) approx.

Conservatory 17'9" x 10'3" (5.41m x 3.12m) approx.

Kitchen 8'4" x 7'8" (2.54m x 2.34m) approx.

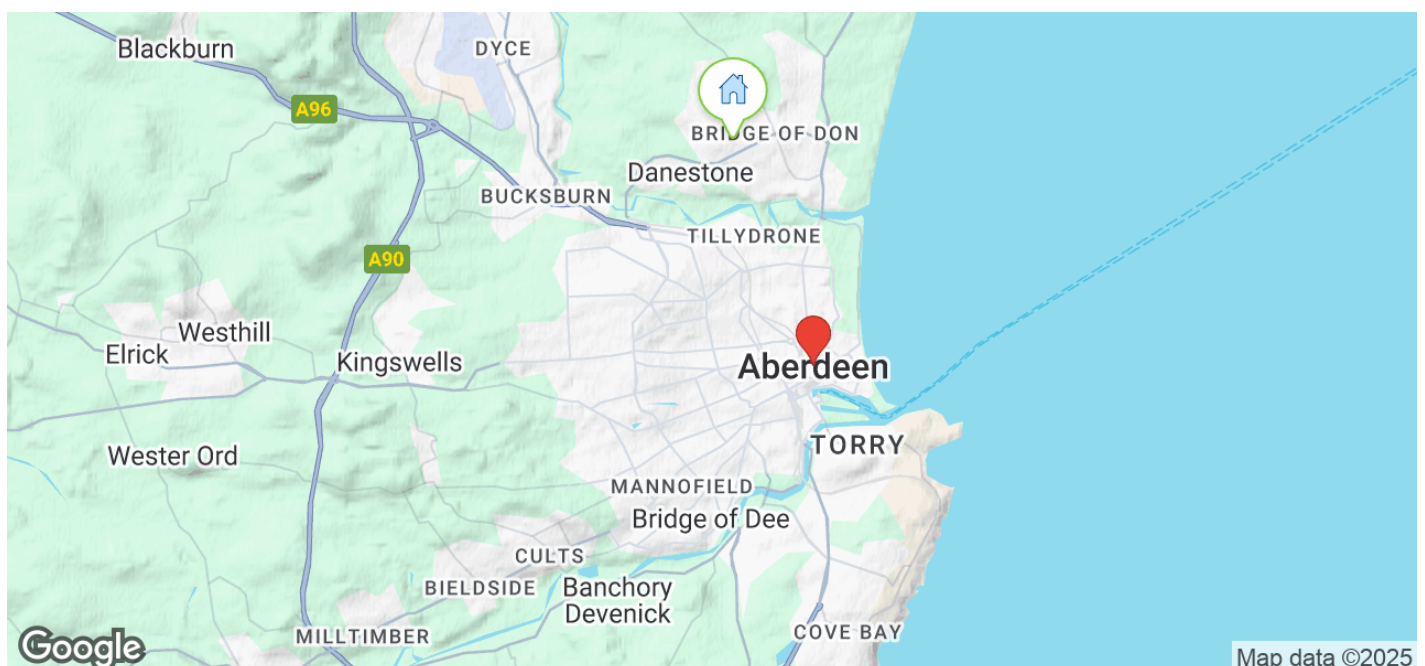
Bedroom 13'1" x 10'9" (3.99m x 3.28m) approx.

Shower Room 8' x 5'11" (2.44m x 1.8m) approx. To be included in the sale price are all fitted floorcoverings, curtains, blinds, light fitments and kitchen white goods.

EPC Band C

Directions Travelling from the main Aberdeen ring road continue straight across the Haudagain roundabout onto Mugiemoss Road and at the next roundabout turn right across the Persley Bridge and proceed onto the Parkway. At the second roundabout turn left then first right onto Valentine Road and Slains Circle is the third opening on the right.

Location Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, a wide range of shops including an ASDA supermarket and Tesco 24 hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields and eighteen hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.



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