

5 Leuchlands Drive, Bridge of Don, AB23 8JU

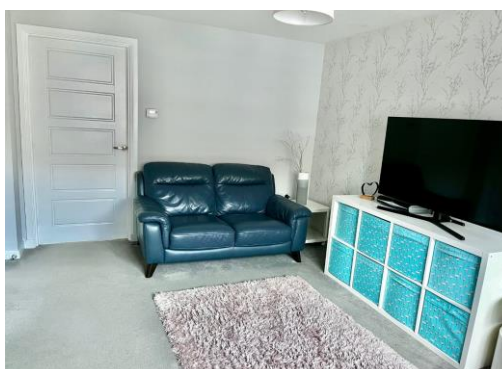


Mid-terraced, two storey, 3 bedroom house with large fully fenced garden built 2016.

Ground Floor Accommodation:

Entrance Hallway: Providing access to lounge.

Lounge: Bright spacious room providing access to the kitchen and to the upper floor with storage cupboard under the stairs.



Kitchen: Spacious kitchen to accommodate dining table with good range of wall and base units & stainless-steel sink. Access to the garden via the patio doors in the kitchen. All white goods, including fridge/freezer, oven, hob and dishwasher are included in the sale.



Utility: The utility area has space for washing machine and tumble dryer. These are not included within the sale.

Cloakroom: Ground floor cloakroom with toilet & sink



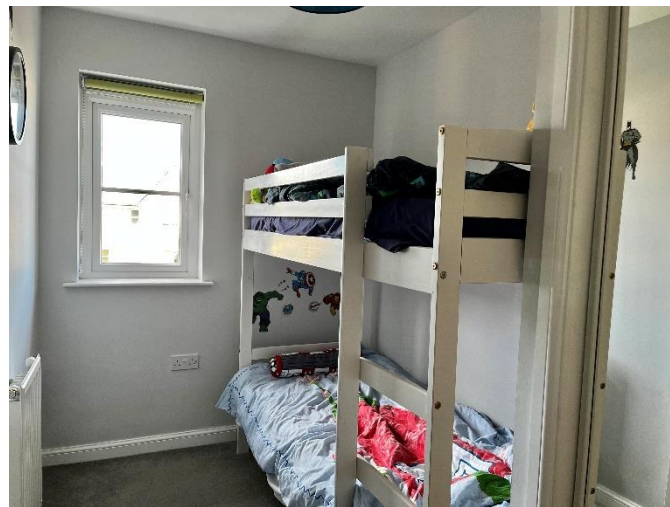
First Floor Accommodation

Upper Hallway: Provides access to all rooms and access to the fully insulated loft.

Master Bedroom: Double room to the front of the house with a large over the stair storage cupboard. Separate thermostat for room temperature control.



Bedroom 2: Double bedroom overlooking the rear of the property.



Bedroom 3: A single room to the rear of the property.

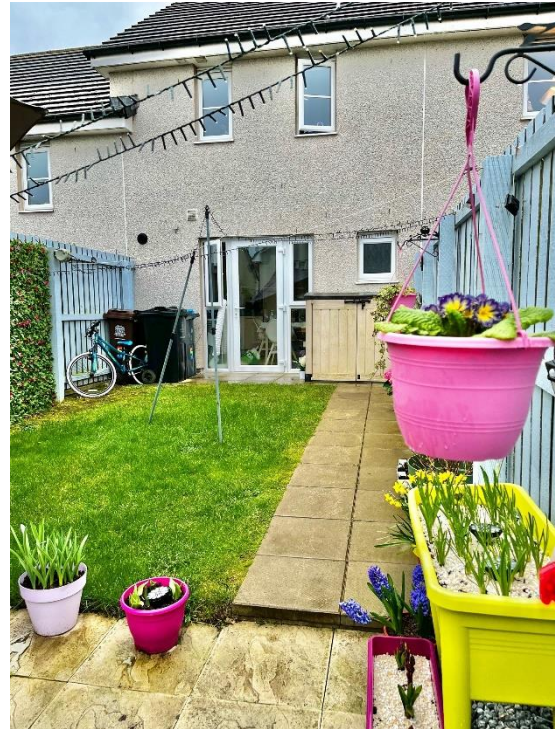


Bathroom: White bathroom suite. Bath with overhead shower and screen, sink & toilet and modern chrome radiator.



Exterior:

The fully enclosed rear garden had grass and a large slabbed patio area with trellis decoration. Reserved & numbered parking spaces for 2 cars also at the rear.



Additional Information

Council Tax: Band D

Factor Costs: There is a monthly factors fee of £13.00 for costs relating to the Shielhill Estate.

(The above figures have been provided by the seller. It is the responsibility of the potential purchaser to check the information)

General:

The seller intends to leave all flooring, curtains and blinds. All white goods (fridge/freezer, oven/cooker, dishwasher) will remain in the property. The washing machine and tumble dryer are not included in the sale.

All decorative items will be removed from the garden area but the large slabbed area and trellis will remain.

The property benefits from a loft area, however advice from housebuilder is that it should not be used for storage to avoid damp-spots occurring.

There is full fibre internet connection to the property.

Area Information:

Dubford is an attractive new development located to the north of Bridge of Don. The area is well served with many amenities including primary and secondary schooling, as well as a range of shops and supermarkets. Within close reach are several sports and leisure facilities including golf courses, swimming pools and parks. Bridge of Don is well served by public transport, there is a bus terminus in the development and the city centre is within easy driving distance. The property is also within proximity to gain access onto the AWPR.

The house is located within 2 minute walk of the bus stop which is served by First Aberdeen Service 1B and Oldmachar Academy school bus 32A.