

DUTHIE WARD



SOLICITORS



7 CAMERON AVENUE, BRIDGE OF DON, ABERDEEN

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE

Accommodation: Ground Floor: Vestibule, Hall, Lounge, Dining Room, fitted Kitchen, Utility Room, Shower Room and Family Room. First Floor: Upper Hall, three double Bedrooms (including Master Bedroom with En-Suite Shower Room) and family Bathroom. uPVC double glazing. Full gas central heating. All carpets and most curtains included. Hob, oven, dishwasher and fridge/freezer also included. Garage (with inspection pit). Store. Front garden with parking for three cars. Rear garden. Greenhouse.

OFFERS OVER £260,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This extended three Bedroom semi detached house is well presented with spacious accommodation and an ideal layout for modern family living, having a Lounge and fitted Kitchen to the front, a central Dining Room, Utility Room and Shower Room and a large Family Room to the rear. Upstairs benefits from three double Bedrooms (including Master Bedroom with En-suite Shower Room) and family Bathroom.

The house also enjoys an elevated position with panoramic views over Bridge of Don and towards Aberdeen Beach and from the Family Room, wide patio doors give access to the rear garden and patio.

Cameron Avenue is conveniently placed for nursery, primary and secondary education and for shops and other amenities within Bridge of Don. Aberdeen city centre is easily reached by car and public transport and the location is also convenient for Aberdeen Airport.

VESTIBULE: Fitted meter cupboard. Ceiling downlighter. Laminated flooring. Matwell. Doorway to Hall.

HALL: 2.2m max x 2.1m max (7'1 x 6'9) An L-shaped Hall with panelled doors to Lounge, Kitchen and Shower Room and glazed door to Dining Room leading to Family Room. Ceiling coving. Three ceiling downlighters. Two power points. Radiator. Laminated flooring.

LOUNGE: 4.7m x 3.5m (15'6 x 11'7) (Front Left) Panelled door from Hall and large window to front. Ceiling coving. Ceiling light fitting. Six dimmer operated downlighters. Brushed stainless steel power points and light switch faceplates. TV aerial point. Satellite TV. Ten power points. Vertical blinds. Double radiator. Fitted carpet.

DINING ROOM: 5.1m x 3.6m (16'10 x 11'10) Glazed door from Hall, double doors to Family Room, panelled doors to Utility Room and built-in cupboard and stairway to Upper Floor. Ceiling coving. Nine recessed downlighters with two separate switching sets. Two telephone points. TV aerial point. Four power points. Two double radiators. Fitted carpet.

FITTED KITCHEN: 3.4m x 2.3m (11'2 x 7'7) (Front Right) Panelled door from Hall and window to front. Fitted units to three walls.

Along window wall – worktop with stainless steel sink with waste disposal unit, base units, Bosch dishwasher included and wall units.

To side wall – worktop with four ring ceramic Creda electric hob and double oven, base units and wall units incorporating filter hood.

To other side wall – worktop with drawer and cupboard base units, wall units and Siemens fridge/freezer included.

Timber linings to ceiling. Ceramic tiling to worktops and wall units. Concealed lighting under wall units. Ceiling spotlight unit. Seven power points. Roller blind. Double radiator. Floor vinyl. Utensil rack not included.



UTILITY ROOM: 2.3m x 1.5m (7'7 x 4'11) Panelled door from Dining Room. Fitted worktop. Appliance spaces. Central heating boiler. Sealed unvented hot water cylinder. Central heating control panel. Coat rail. Ceiling coving. Ceiling light. Two power points. Ceramic tiling to floor.

SHOWER ROOM: 2.9m x 1.8m (9'8 x 6') (Mid Right) Fitted Shower Room with panelled door from Hall and window to side. New white suite including wash-hand basin and w.c. in fitted unit. Shower (operated via central heating) and built-in shower enclosure. Ceiling coving. Three ceiling light fittings. Towel radiator. Ceramic tiling to floor.

FAMILY ROOM: 6.3m x 3.4m (20'8 x 11') Double doors from Dining Room and with wide patio doors and separate door to rear patio. Eight ceiling downlighters with two separate switching sets. Ten power points. Double radiator. Fitted carpet.

Stairway (light American oak with "Fusion" balustrade) from Dining Room to Upper Hall.

UPPER HALL: 5.4m x 1.2m (17'7 x 3'10) Panelled doors to three Bedrooms and Bathroom. Smoke alarm. Two ceiling light fittings. Two power points. Double radiator. Fitted carpet.

MASTER BEDROOM: 4m x 3.6m (13'2 x 11'9) (Rear Left) This is a lovely sunny room with panelled door from Hall, panelled door to En-suite Shower Room and large south facing window with panoramic view over Bridge of Don towards Aberdeen Beach and with sea views. Two built-in double wardrobes, one of which has shelf, hanging rail and an additional recess with fitted drawer unit. The other one has fitted shelving, hanging rail and fitted drawer unit. Ceiling light. Telephone point. TV aerial point. Four power points. Curtains. Double radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: 1.9m x 1.6m (6'2 x 5'3) (Rear Right) Panelled door from Master Bedroom and window to rear. New three piece suite white including corner shower in tiled enclosure. Shower also operated via central heating. Ceiling light fitting. Wall mirror. Shaver point. Fittings to remain. Towel radiator. Ceramic tiled floor.

BEDROOM 2: 3.8m max x 3.2m (12'6 x 10'6) (Front Right) Double Bedroom with panelled door from Hall and large window to front. Built-in double wardrobe with sliding doors, fitted shelving, hanging rail and fitted drawer unit. Ceiling light. Telephone point. TV aerial point. Six power points. Curtains. Double radiator. Fitted carpet.

BEDROOM 3: 3.8m x 3.2m (12'6 x 10'6) (Front Left) Double Bedroom with panelled door from Hall and large window to front. Built-in wardrobe with sliding doors, fitted shelving, hanging rail and fitted drawer unit. Ceiling light fitting. Eight power points. Curtains. Double radiator. Fitted carpet.



BATHROOM: 2.8m x 1.7m (9'4 x 5'5) (Mid Right) Panelled door from Hall and window to side. New three piece suite white. Ceramic tiling around bath. Deep sill at window ingo. Ceiling light fitting. Shaver point. Towel radiator. Floor vinyl.

FRONT GARDEN: Walled garden with lawn and shrubs. Pink granite chip drive to garage with parking for three cars.

GARAGE: With up-and-over door, window and door to side and door to store. Inspection pit. Workbench with fitted

base and wall units. Power and light installed. Two ceiling light fittings. Concrete floor.

STORE: Door from Garage and window to side. Concrete floor. Power and light installed. Ceiling light fitting. Racking shelving included. Plumbing for hose etc.

REAR GARDEN: Paved patio with access from Family Room. Fuchsia hedge. Lower garden area with lawn, further paved patio and Greenhouse (included). Compost bin. External hose tap. Two exterior lights.



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