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Rivendell
Bridge of Alford
Alford
Aberdeenshire, AB33 8PB

Price: offers over £280,000

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solicitors & estate agents

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AB33-8PB

General Description

Beautifully presented modern detached bungalow in the popular village of Bridge of Alford, approximately half an hour from Aberdeen city centre. The property is situated on a large corner site and benefits from many modern features, including substantial gardens laid out to lawn, double garage and tarmac driveway. This property is served by Balmoral mini sewage system/septic tank wholly contained in the feu. Oil fired central heating system. Rear garden with hedge, with lovely views towards the surrounding hillsides. Also with attractive sun lounge extension.

The entrance is through solid wood front door with glass panel into vestibule with Georgian panelled glass door, pine pitch finishing throughout and laminate floor in hallway and kitchen, again with pitch pine skirtings throughout. The vestibule also has a coat hook rack. Access to all accommodation from the hallway. Property comprises lounge, four double bedrooms (one master bedroom en-suite). Family bathroom. Large storage cupboard. Loft access. Large dining kitchen with utility room, sun lounge dining room/bedroom (it is felt that the dining room could be used as a substantial bedroom with wide access for disabled people). All white goods or integrated goods are included in the price. House is six years old.

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Viewing: 01224 433 301 for arrangements
019755 64533 m:07786063169 (Rowlands)

Entry: Immediate entry available.



lounge

Lounge 18'9" X 16'8"

Attractive substantial lounge to the front of the property with southeast facing triple picture bay window, tilt and turn window attractively presented with corncicing. Georgian panel glass door. Central heating radiator. Ample TV points and power points. Two lights. Full triple glazing.

Off the hall there is a large storage cupboard holding hot water tank.

Dining room/bedroom 9'3" X 12'5"

To the gable end of the house, currently used as a dining room/study but could be used as a disabled bedroom, tilt and turn double picture window. Double Georgian panelled glass doorway into the room.



dining room / bedroom

Large dining kitchen

Modern attractive wall and base units. Full splashboard tiling with ample worktop spaces in a u-shape configuration. Stainless steel sink to the picture window with drainer and side board. Integrated fridge freezer. Gas hob and oven and extractor unit. All white goods included. Laminate flooring and seating area.

Utility Room

Off the kitchen is a utility room housing boiler with shoe rack storage. Washing machine. Tumble dryer and cupboard with worktop unit and rear access door to the rear garden. Central heating system controls.



dining kitchen



conservatory

Sun Lounge 13'4" X 12'7" (approx)

Entered from the kitchen through large double patio doors. Also off the kitchen there is a large attractive sun lounge installed by current owners. This presents great afternoon and evening sun at the rear garden.

Outside

There is access from the conservatory into the rear garden of approximately half an acre, laid out to grass with flower beds. There is also a patio from the rear door providing a real sun trap. Wooden palisade fencing and hedge to the rear boundary open fencing to the other side boundary. To the side of the house there is central heating storage. Facility separate driveway currently used to store boat. Further laid out lawn area to the front and side of the property with double garage. Dyke to the corner. The front of the house is laid out to chuckies and with slabbed pathway and tarmac driveway and also lawn in front of the main lounge.

Double garage 10'0" X 13'3"

Double garage with up and over steel frame door. Full power and water supply.

Main bathroom

Three piece white suite with full wall length tiling round the bath and shower area, W.C, WHB and bath suite again with tiling to dado level all round with central heating, radiator, smoke glass window and mirror and shower. Good sized bathroom.



main bathroom

Master bedroom

To the rear of the property with built-in double wardrobe with sliding doors. Wall mounted TV stand. Double picture window providing plenty of light. Well decorated room. Central heating radiator. Further storage cupboard. Two built in wardrobes, one double, one single. En-suite shower room with power shower and self contained shower cubicle with full length tiling, W.C and WHB. Stained window to the rear also.

Off the hallway there is a Ramsay ladder to the loft which is full length of the building providing extra storage space with standing room in the centre and fully insulated loft providing a good deal of insulation. Power and light and shelving.

Bedroom two 10'0" X 11'3"

To the front of the property with picture window. Built in storage CD rack. Fitted storage around the bed. Double wardrobe.

Bedroom three 10'0" X 7'10"

To the front of the property. Large bright room. Well decorated. Picture window to the front. Central heating radiator.

Bedroom four 8'5" X 11'8"

Picture window to the rear. Central heating radiator. Picture windows. Built in wardrobe space.

Storage cupboard

off the hallway providing extra storage space.



master bedroom



master bedroom ensuite bathroom



bedroom 2



bedroom 3



bedroom 4