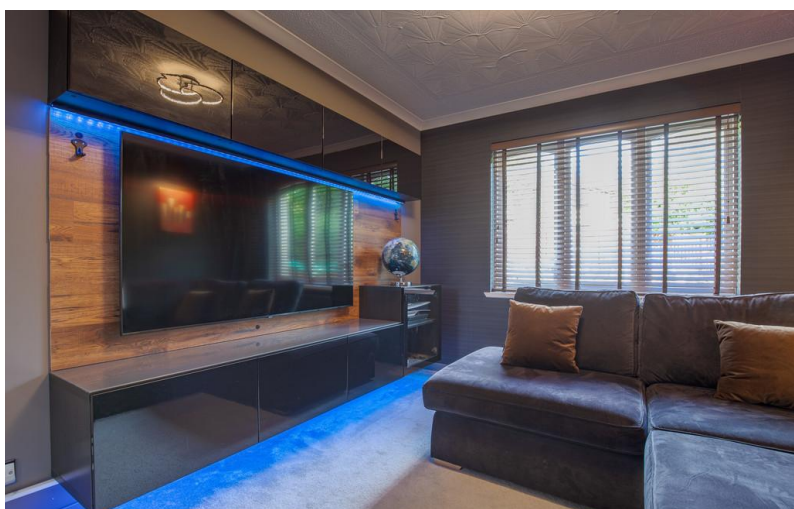


**FOR SALE**



**Valentine Drive, Aberdeen**

**4 Bedrooms, 2 Bathroom, House**

**Offers Over £332,500**





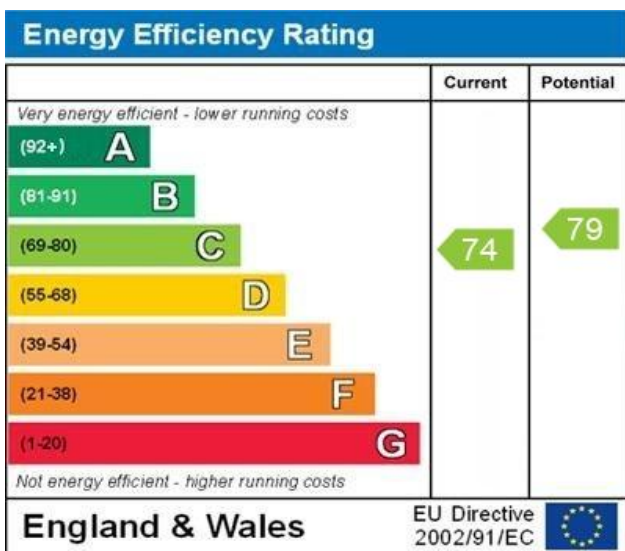
- Modern Throughout
- Smart Central Heating System
- Reputable Local Schools
- Double Garage
- Private garden
- LARN: 1905074

**SUBLIME VALENTINE!** Click on Virtual Tour! Situated within a highly sought-after residential development in Bridge of Don, this impressive four-bedroom detached home offers generous accommodation across two floors, making it an ideal choice for families or professionals seeking a spacious and flexible living environment.

The property boasts multiple reception areas, a modern fitted kitchen, a dedicated office space, and well-sized bedrooms, all complemented by private parking, a double garage, and a fully enclosed garden.

Valentine Drive is set within a popular residential area of Bridge of Don, one of Aberdeen's largest and most well-established suburbs. Known for its family-friendly atmosphere and strong community feel, the area offers an excellent balance of suburban comfort with easy access to the city centre.

The location benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, and leisure facilities. Families are particularly well served, with reputable primary and secondary schools nearby, as well as parks and open green spaces ideal for recreation. For professionals, Bridge of Don provides convenient transport links to the city centre, Aberdeen Royal Infirmary, Aberdeen University, and key business hubs. The area also offers easy road connections to the A90, providing routes north towards Ellon and south into Aberdeen and beyond.





**HALLWAY** A welcoming entrance with underfloor heating and hard wood flooring, a blend of contemporary design and practical layout, soft grey décor, and a central staircase. Spotlights and smart storage give a bright and practical feel.

**FORMAL LIVING ROOM** A bright, elegant front-facing room with a large bay window, hard wood flooring with underfloor heating, and neutral décor. Ample room for free standing furniture, making it perfect space for both relaxing and entertaining

**FAMILY ROOM** A cosy retreat with rich décor, a large corner sofa, and sleek fitted storage with integrated lighting create a sleek and modern atmosphere. A ready-made entertainment space where you can add your own equipment to complete the home cinema experience.

**KITCHEN/DINING ROOM** Spacious and light-filled with modern units, dark countertops and a stainless-steel splashback, features a central island with breakfast bar. Integrated appliances and a dining area make it ideal for family meals and entertaining.

**WC** A Modern guest WC with sleek tiling, compact vanity unit, concealed cistern, and chrome heated towel rail. Frosted window adds natural light and privacy.



**UTILITY ROOM** Well-equipped with matching cabinetry, work surfaces, sink, washing machine, tumble dryer, and garden access—keeping household tasks separate from main living spaces.

**BEDROOM 1 (MASTER)** A stylish and spacious suite with feature wall, built-in wardrobes, and plush carpeting. Large windows brighten the space, while the en-suite offers a modern walk-in shower, vanity, and spa-like finishes.

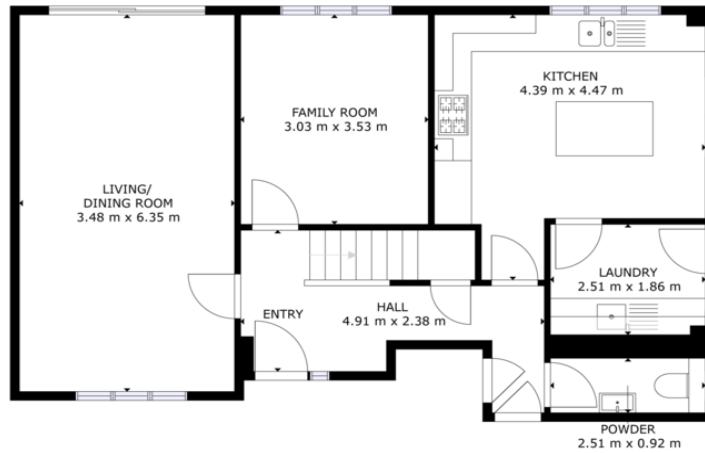
**BEDROOM 2** A spacious double with sloped ceilings, neutral décor, and plush carpeting. A large window fills the room with light, while ample space for furniture makes it versatile as a guest suite, teenager's retreat, or cosy main bedroom alternative

**BEDROOM 3** Currently a bright home office with built-in storage, it can easily be reverted back into a spacious double bedroom, offering flexibility to suit changing needs

**BEDROOM 4** Currently a walk-in wardrobe with custom storage, but easily adaptable back into a comfortable double bedroom or hobby space.

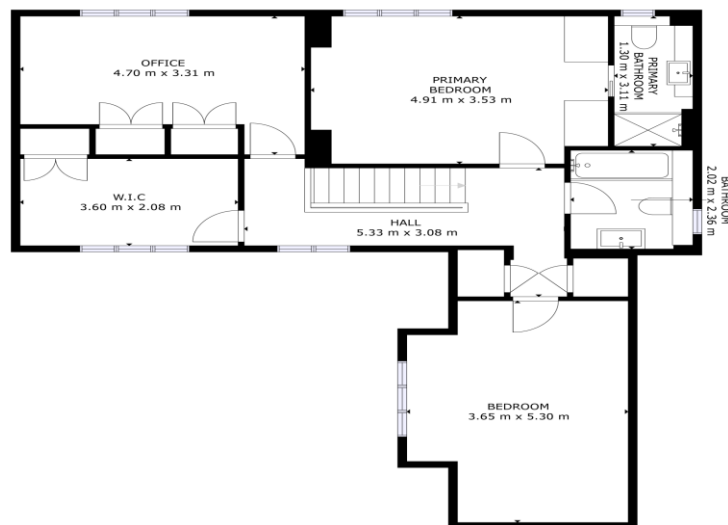
**EXTERNAL** Attractive frontage with driveway parking, double garage, and mature planting. The rear garden offers a private lawn, patio dining area, and established greenery—ideal for family life and entertaining.





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 69 m<sup>2</sup>, FLOOR 2: 82 m<sup>2</sup>  
TOTAL: 151 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 69 m<sup>2</sup>, FLOOR 2: 82 m<sup>2</sup>  
TOTAL: 151 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## Aberdeen

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

