

FOR SALE



- Ideal Family Home
- Property has to be viewed
- Ideal First Time Buyer Opportunity
- Excellent transport links
- Local Amenities Close by
- Garden
- Detached Garage

Elrick Circle, Bridge Of Don
Offers Over £193,000


MARTIN&CO



Exceptional Elrick Circle situated within a sought-after residential development in the ever-popular Bridge of Don, this beautifully presented home enjoys an enviable location offering the perfect balance of peaceful suburban living and excellent connectivity to Aberdeen City Centre. Ideal for families, professionals and commuters alike, the property is conveniently positioned close to a wealth of local amenities, reputable schools and excellent transport links.

Bridge of Don is one of Aberdeen's most desirable residential areas, renowned for its strong community atmosphere, abundance of green spaces and excellent everyday conveniences. Residents benefit from an excellent selection of supermarkets, retail outlets, cafés, restaurants, leisure facilities and nearby retail parks, while the scenic River Don, Donmouth Nature Reserve and beautiful coastal walks provide outstanding opportunities for outdoor recreation.

Families are particularly well served with a choice of respected primary schools the closest being Braehead Primary but also near to Glashieburn, Scotstown, Greenbrae and Forehill Primary Schools, together with both Bridge of Don Academy and Oldmachar Academy providing secondary education. Healthcare facilities are also within easy reach, with Scotstown Medical Centre, Bridge of Don Clinic and Old Machar Medical Practice serving the local community.

The area offers superb transport connections, with regular bus services into Aberdeen city centre, convenient access to the AWPR, Aberdeen International Airport and the A90, making travel north and south exceptionally straightforward. Major employers including Aberdeen Energy Park, the Bridge of Don business parks and Aberdeen Royal Infirmary are all easily accessible.



Offering an exceptional combination of location, convenience and lifestyle, this attractive property presents an outstanding opportunity to acquire a home within one of Aberdeen's most established and highly regarded residential communities.

LOUNGE A welcoming and generously proportioned lounge offering an excellent space for both relaxing and entertaining. Flooded with natural light from the front-facing window, the room enjoys a bright and airy ambience while providing ample space for a variety of lounge furnishings. Contemporary décor is complemented by a striking feature wall, creating an attractive focal point, while the neutral carpeting enhances the warm and inviting atmosphere. The open staircase adds character and a sense of space, seamlessly connecting the ground and upper floors. Conveniently positioned adjacent to the kitchen, this comfortable living area provides the ideal setting for modern family living and everyday enjoyment.

KITCHEN Fitted with a comprehensive range of wall and base units complemented by contrasting work surfaces, this well-appointed kitchen offers an excellent balance of practicality and storage. Integrated cooking appliances include an electric oven with gas hob and extractor hood, while there is ample space for additional freestanding appliances. A large rear-facing window allows an abundance of natural light to fill the room, creating a bright and welcoming

environment, with the adjoining glazed door providing direct access to the rear garden. Finished in neutral tones, the kitchen offers an ideal space for everyday family living with scope for a purchaser to personalise if desired.

CONSERVATORY / DINING ROOM Positioned within the thoughtfully designed rear conservatory, this delightful dining area enjoys an abundance of natural light courtesy of its extensive glazing, creating a bright and inviting space ideal for both everyday dining and entertaining. Offering ample room for a family dining table and chairs, the room seamlessly connects with the kitchen to provide an excellent sociable layout. Attractive garden views enhance the relaxing atmosphere, while direct access to the rear garden further extends the living space during the warmer months. A versatile addition to the home, this impressive space perfectly combines comfort, practicality and modern family living.



BEDROOM ONE A beautifully presented double bedroom offering a bright and contemporary living space. The room is tastefully decorated in neutral tones, creating a calm and inviting atmosphere, while the large window allows an abundance of natural light to flood the room. There is ample space for a king size bed and additional bedroom furniture, making it both practical and comfortable. Finished with modern décor and soft furnishings, this well-proportioned bedroom provides an ideal retreat for homeowners or guests alike.

MASTER BEDROOM A generously proportioned and beautifully presented principal bedroom providing a peaceful and comfortable retreat. A large front-facing window floods the room with natural light, creating a bright and airy ambience, while the tasteful neutral décor enhances the sense of space. The room comfortably accommodates a king-size bed together with a range of freestanding bedroom furniture, offering excellent flexibility for modern living. Completing this impressive room are fitted wardrobes, providing ample hanging and shelving space whilst maximising the available floor area.

BEDROOM THREE A bright and well-proportioned bedroom enjoying a pleasant outlook via the large rear-facing window, which fills the room with an abundance of natural light. Finished in fresh neutral décor, the room offers comfortable accommodation with ample space for a small double bed and accompanying bedroom furnishings, making it ideal as a child's bedroom, guest room or home office. The versatile layout provides flexibility to suit a variety of lifestyle requirements, while the peaceful setting creates a comfortable and relaxing retreat.

BATHROOM A stylish and well-presented family bathroom, finished to a modern standard with contemporary fixtures and fittings throughout. The suite comprises a panelled bath with shower over, a pedestal wash hand basin with vanity storage beneath, and a low-level WC. Elegant tiled walls create a sleek, low-maintenance finish, while the frosted window provides natural light and privacy. Bright, clean and thoughtfully designed, this bathroom offers a practical yet relaxing space, perfectly suited to modern family living.

EXTENSION / FRONT GARDEN A practical and versatile covered side access area offering excellent protection from the elements while providing secure access to the rear of the property. The property enjoys an attractive and neatly maintained lawn complemented by established shrubs and well-stocked borders, creating an inviting first impression. A paved pathway leads to the covered entrance porch, while the landscaped front garden provides an appealing balance of greenery and low-maintenance planting.

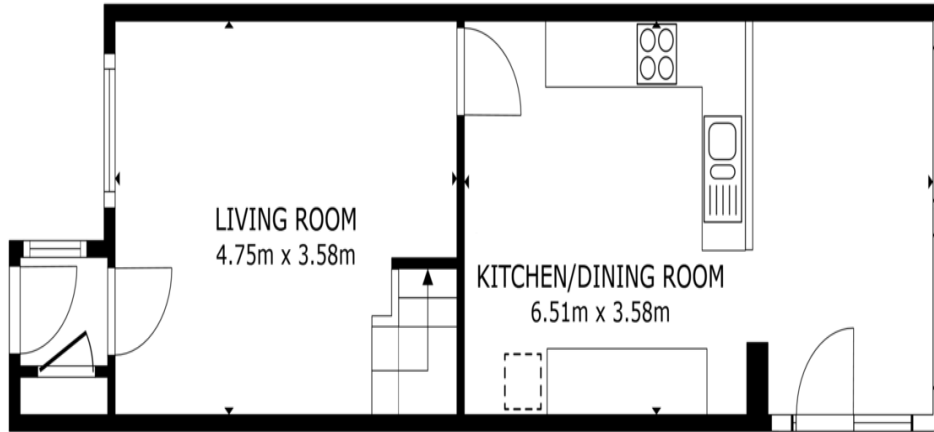
REAR GARDEN The property benefits from a beautifully maintained and thoughtfully landscaped rear garden, offering an ideal space for both relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by attractive stepping stones leading to the rear. Raised decking and seating areas providing the perfect setting for outdoor dining and social gatherings.

DETACHED GARAGE Positioned to the rear of the property, the detached single garage provides secure off-street parking together with valuable storage or workshop space. Accessed via a traditional metal up-and-over door, the garage offers practical accommodation for a vehicle, bicycles, gardening equipment or general household storage.



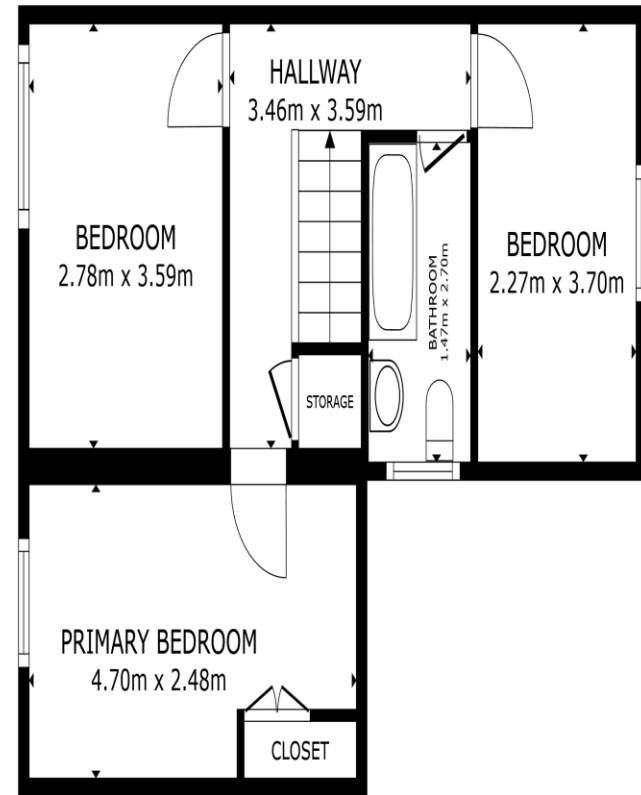
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 42.5 m² FLOOR 2 44.8 m²
 TOTAL : 87.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 42.5 m² FLOOR 2 44.8 m²
 TOTAL : 87.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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