

FOR SALE



- Ideal Family Home
- Ideal for First Time Buyer opportunity
- Local amenities nearby
- Driveway/ Garage
- Garden

Bridge Of Don, Aberdeen
Offers Over £193,000


MARTIN & CO



Beautiful Braehead Way presents an excellent opportunity to acquire a home situated within the ever-popular Bridge of Don area of Aberdeen in a well-established residential setting, ideally positioned for families, professionals and those seeking convenient access to a wide range of everyday amenities. Enjoying a desirable location within easy reach of local shopping, schooling and healthcare facilities, the property offers the perfect balance of suburban living and city convenience.

The area is particularly well served for families, with both Braehead School and Bridge of Don Academy located close by, making the property an appealing choice for those with school-age children. A number of additional primary and secondary schooling options are also available in the wider Bridge of Don area, further enhancing the location's appeal. For day-to-day needs, residents benefit from a variety of nearby amenities, including local shops and services at Braehead Shopping Centre, as well as a nearby Post Office.

The surrounding Bridge of Don area also offers supermarkets, leisure facilities and convenient transport links into Aberdeen city centre and beyond, making this a practical and well-connected place to call home.

Healthcare provision is also readily accessible, with Scotstown Medical Group and other GP practices in the surrounding area providing added convenience for residents. Overall, Braehead Way represents a fantastic opportunity to purchase a home in a sought-after residential location, with an excellent range of local amenities, reputable schooling and healthcare services all close at hand. Early viewing is highly recommended to appreciate the accommodation and location on offer.



LOUNGE The lounge is a bright and inviting reception space, beautifully presented in fresh neutral tones and enhanced by a large picture window which allows an abundance of natural light to flood the room. Offering a comfortable yet stylish setting for everyday living and entertaining, the room enjoys a well-proportioned layout with ample space for a full range of lounge furnishings. Thoughtfully finished with contemporary and distinctive feature wall adding a touch of character, the kitchen further benefits from natural light and direct access to the rear, making it both functional and appealing for modern living.

KITCHEN The kitchen is a sleek and contemporary space, fitted with a stylish range of modern base and wall mounted units complemented by generous worktop space and attractive splashback tiling. Beautifully presented and thoughtfully laid out, the room incorporates integrated appliances while still offering ample space for additional white goods, creating a practical and efficient environment for everyday cooking. Finished in fresh, neutral tones with décor and a warm, welcoming atmosphere, this is an attractive main living area ideally suited to family life.

BREAKFAST NOOK A bright and inviting breakfast nook, thoughtfully designed to maximise both space and natural light. Positioned adjacent to full-height glazed patio doors, this charming area enjoys pleasant garden views and seamless access to the outdoor space, creating an ideal setting for casual dining and morning coffee. The contemporary breakfast bar provides a practical yet stylish dining solution, complemented by modern finishes and a fresh, neutral décor. This light-filled space enhances the kitchen's sociable appeal and offers an attractive spot for everyday living and entertaining alike.

DINING ROOM This elegant dining room provides a stylish and sociable setting for entertaining, combining generous proportions with a light and airy ambience. A striking archway adds character and architectural interest, while the outlook towards the rear garden enhances the room's appeal and connection to the outdoor space. Beautifully maintained and tastefully decorated throughout, the room offers ample space for a family-sized dining table, making it ideal for both formal occasions and relaxed everyday dining.



BEDROOM ONE This generously proportioned double bedroom is beautifully presented and offers a bright, stylish and comfortable retreat. The room enjoys an excellent sense of space, with ample floor area for a full range of bedroom furnishings, while fitted mirrored wardrobes provide superb storage and enhance the feeling of light and openness. Finished in attractive modern tones with a feature wall adding warmth and character, the room combines practicality with a contemporary feel, creating an appealing and restful principal bedroom.

BEDROOM TWO This well-proportioned double bedroom offers a bright and comfortable living space, attractively presented in soft contemporary tones. Enjoying a pleasant outlook from the large window, the room benefits from excellent natural light and provides ample space for freestanding furnishings, making it a versatile room suitable as a bedroom, guest room or home office if required. Neatly presented and easily adaptable to a variety of needs, it represents a practical and appealing part of the home.

BEDROOM THREE This bright and well-presented bedroom offers comfortable accommodation and would be ideally suited as a child's bedroom, guest room or home office if required. Decorated in soft contemporary tones, the room enjoys a pleasant outlook and excellent natural light, creating a fresh and welcoming atmosphere. Well-proportioned in size, it provides space for freestanding furnishings and offers flexibility to suit a variety of lifestyle needs.

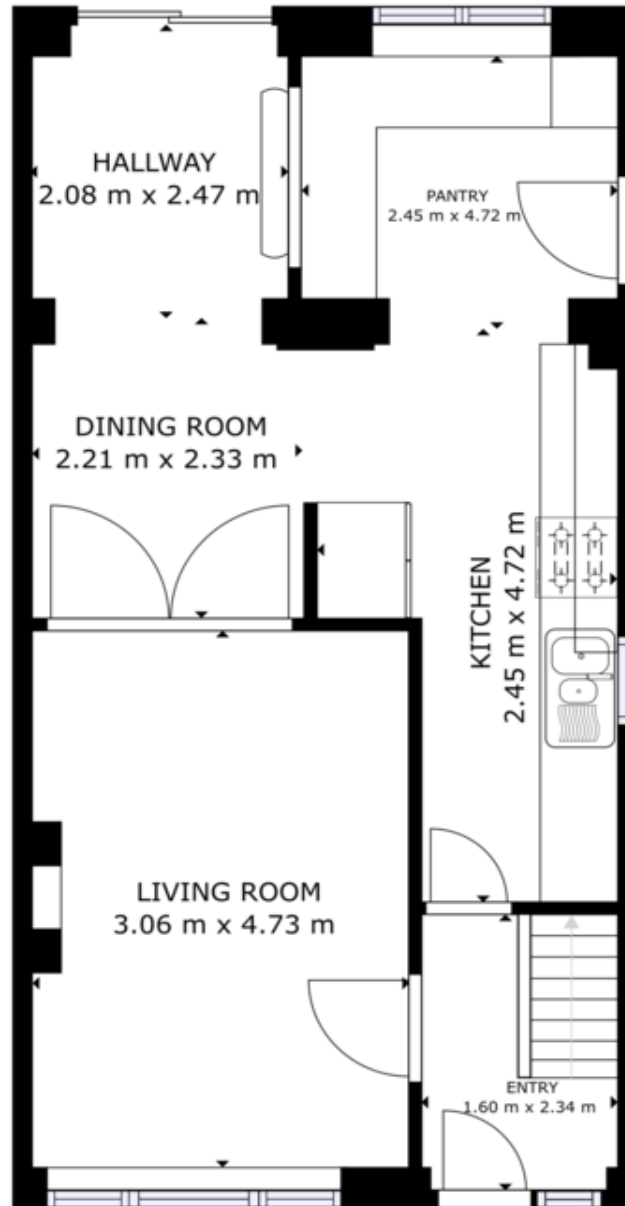
BATHROOM A well-presented and contemporary bathroom featuring a modern white three-piece suite comprising a panelled bath with shower attachment, wash hand basin set within a vanity unit providing useful storage, and low-level WC. The room is enhanced by stylish tiled surrounds, a large wall-mounted mirror, and a frosted window allowing for natural light while maintaining privacy. Finished in neutral tones, this bright and functional space offers a clean, modern aesthetic ideal for everyday family living.

GARDEN / DRIVEWAY To the front of the property is a low-maintenance garden incorporating a tarmac driveway, providing convenient off-road parking. The driveway leads to a detached garage fitted with an up-and-over door, offering secure vehicle storage or useful additional space for storage and hobbies. The generous parking provision and practical garage facilities add to the property's overall appeal and functionality.

REAR GARDEN The property benefits from a low-maintenance and fully enclosed rear garden, providing a private outdoor space ideal for relaxation and entertaining. Predominantly laid to patio and decorative gravel, the garden offers ample room for outdoor seating and al fresco dining while requiring minimal upkeep. Bordered by secure fencing and mature planting, the space enjoys a pleasant open aspect and a good degree of privacy. A practical garden shed provides useful external storage, making this an attractive and functional extension of the living accommodation.

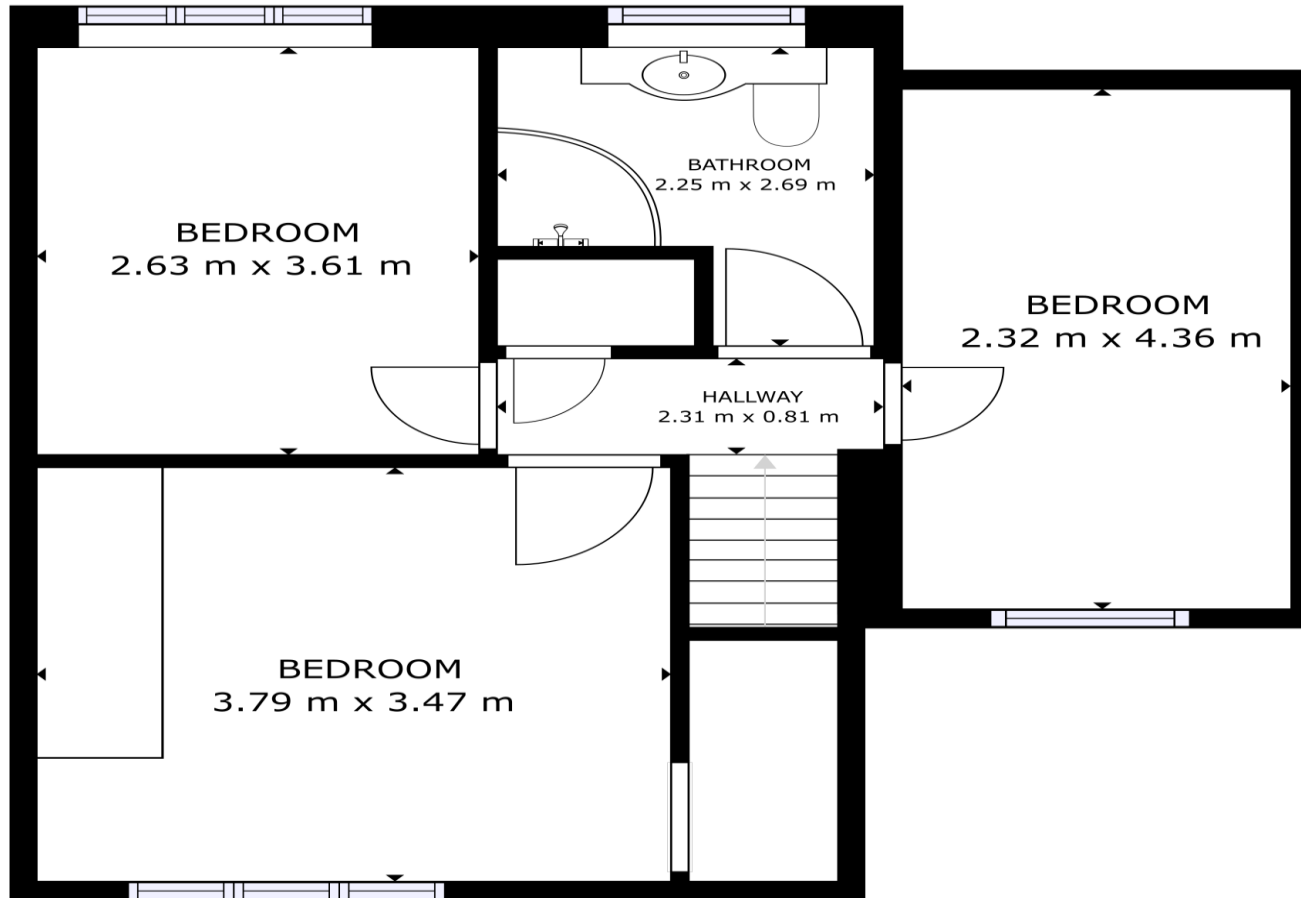


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 47.02 m², FLOOR 2: 46.15 m²
TOTAL: 93.17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 47.02 m², FLOOR 2: 46.15 m²
 TOTAL: 93.17 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH
 T: 01224 63 65 00 • E: aberdeen@martinco.com
 Letting Agent Registration No. LARN1905074

01224 63 65 00
<http://www.martinco.com>



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