

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

Contact Details

Forbes Property

68 Broad Street

FRASERBURGH

AB43 9AS

tel. 01346 517 124

fax. 01346 517 125

Email. enquiries@forbesproperty.co.uk

2 DUNBENNAN ROAD

DYCE, ABERDEEN

AB21 7LX

OFFERS OVER £175,000



Situated in Dyce, Aberdeen, this 3 bedroom property offers the perfect blend of convenience and tranquillity with it's rear enclosed garden. With its proximity to the airport, commuting is made easy for frequent travellers. Additionally, the surrounding area features a range of amenities including shops, restaurants, schools, and recreational facilities, ensuring that all your daily needs are met within easy reach.

Properties in Dyce, Aberdeen tend to hold their value well over time, making them not only a great place to live but also a smart investment opportunity. Whether you're looking for a forever home or a property to add to your investment portfolio, this must-see property in Dyce offers both comfort and potential for long-term value appreciation.

Don't miss out on the opportunity to make this house your new home. Schedule a viewing today!

EPC Band (C)

Gas Central Heating

Band (D) Council Tax

Double Glazed Windows

ACCOMMODATION

FEATURES

- **Convenient Location:** Dyce is a highly sought-after area in Aberdeen due to its convenient location, especially for those who frequently travel via the nearby airport. Being close to the airport means easy access for travelers, making it an ideal choice for busy professionals or anyone who values accessibility.
- **Quiet Area:** Nestled in a tranquil neighbourhood, this property provides a peaceful environment for residents to enjoy. Experience the serenity of suburban living while still being within close proximity to essential amenities, transportation options, and the vibrant city centre of Aberdeen.
- **Three Bedrooms:** The house boasts three cozy bedrooms, providing ample space for a growing family or accommodating guests. Each room offers comfort and privacy, ideal for relaxation after a long day.
- **Enclosed Rear Garden:** Enjoy ultimate privacy and tranquility in the enclosed rear garden, surrounded by lush greenery and tall fences. Whether you're hosting a barbecue with friends or simply unwinding outdoors, this serene retreat offers a peaceful oasis away from the hustle and bustle of city life.
- **Garage:** Whether you're a growing family in need of extra space, a car enthusiast requiring a garage, or someone who enjoys outdoor living, this property caters to a wide range of needs and preferences. This garage also provides secure parking for your vehicle and additional storage space for tools, equipment.

Don't miss your chance to experience the unparalleled beauty and sophistication of this must-see property in Dyce, Aberdeen. Schedule your viewing today and embark on a journey to find your dream home.

Front Entrance

The entrance sets the tone for the entire property, offering a seamless transition from the outside world to your personal sanctuary. With its ample space and tasteful decor, it provides a warm and inviting atmosphere from the moment you arrive.

Immediately to your left as you enter, a convenient walk-in cupboard awaits, offering ample storage space for coats, shoes, umbrellas, and other outdoor essentials. Say goodbye to cluttered hallways and hello to organized living with this practical addition to your home.



Living room

The living room boasts ample space, providing plenty of room for relaxation, entertaining, and creating cherished memories with family and friends. Whether you're unwinding after a long day or hosting gatherings, this versatile space offers endless possibilities.

The focal point of the room is a charming bio—ethanol Stove like fire, adding both warmth and character to the space. With its flickering flames and cozy glow, it creates a welcoming ambiance that invites you to curl up with a good book or enjoy intimate conversations late into the night.

Soft natural light streams through the windows, illuminating the room and highlighting its inviting atmosphere.



Kitchen

Adjacent to the living room is the well-appointed kitchen, offering convenient access for meal preparation and culinary adventures. With its modern appliances, ample counter space, and stylish design, the kitchen is a chef's dream come true, providing everything you need to whip up delicious meals with ease.



Back Door

The back door space provides easy access to the outdoors directly from the kitchen, allowing you to effortlessly transition between indoor and outdoor living. Whether you're hosting a barbecue with friends or simply stepping outside for a breath of fresh air, this convenient access ensures that the beauty of nature is always within reach.

Shower Room

This room is accessed from the hallway which embraces the freedom of an open-concept layout that eliminates barriers and enhances accessibility. With no need for a separate shower enclosure, the wet room offers a spacious and versatile environment where you can move freely and indulge in a truly immersive bathing experience.



Bedroom One

Located at the rear of the hallway this spacious bedroom is flooded with natural light streaming in through its large window this bedroom instantly uplifts your mood and creates a sense of warmth and serenity. Wake up to the gentle rays of the morning sun and bask in the glow of daylight throughout the day, creating a welcoming and inviting atmosphere.



Staircase

Located between the front door and shower room. The staircase is punctuated by a spacious landing, providing a graceful pause between levels and adding to the sense of openness and flow. Whether you're ascending or descending, the landing offers a convenient and inviting space to pause, admire the view, or simply catch your breath. The top landing gives access to 2 bedrooms, bathroom and storage cupboard.

Bedroom Two

The bedroom boasts ample space, providing you with the freedom to create your own personal retreat. Whether you prefer to unwind with a good book, indulge in a restful night's sleep, or simply lounge in comfort, this spacious room accommodates all your needs with ease. Say goodbye to clutter and hello to organization with the built-in wardrobe that provides ample storage space for your clothing, shoes, and accessories. Designed to maximize efficiency and functionality, the wardrobe helps keep your belongings neatly organized and easily accessible, creating a streamlined and clutter-free environment.



Bedroom Three

Experience the serenity and comfort of the bedroom with scenic views and a built-in wardrobe in this exceptional property. Whether you're seeking a peaceful retreat to relax and unwind or a stylish sanctuary to call your own, this bedroom offers the perfect blend of luxury, comfort, convenience, tranquil and inviting space. The bedroom features a convenient built-in wardrobe, providing ample storage space for your clothing, accessories, and personal items, which is accessible, minimizing clutter and maximizing efficiency.



Bathroom

The bathroom exudes contemporary elegance with its sleek grey wet wall panels that create a seamless and sophisticated backdrop. This modern aesthetic is further enhanced by the crisp white fixtures, adding a touch of timeless sophistication to the space. Enjoy the convenience of a sleek over-the-bath shower, providing you with the option to indulge in a refreshing shower or a leisurely soak in the bath. This versatile feature maximizes space efficiency while offering the flexibility to suit your bathing preferences.



Storage cupboard

This property features a unique-shaped walk-in cupboard that serves as a functional storage space and for housing the boiler. This innovative design maximizes space efficiency while ensuring easy access to essential utilities, creating a seamless blend of form and function within the home.

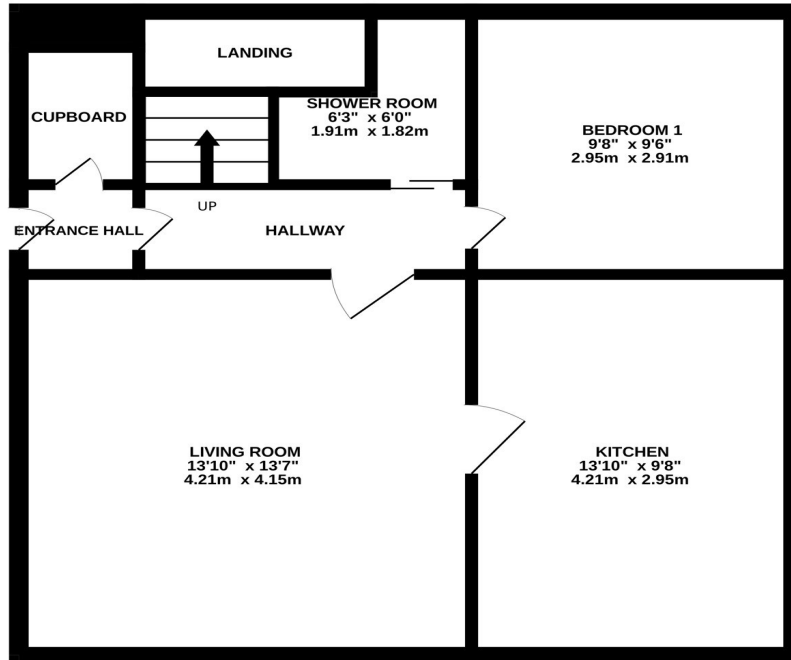


Garden

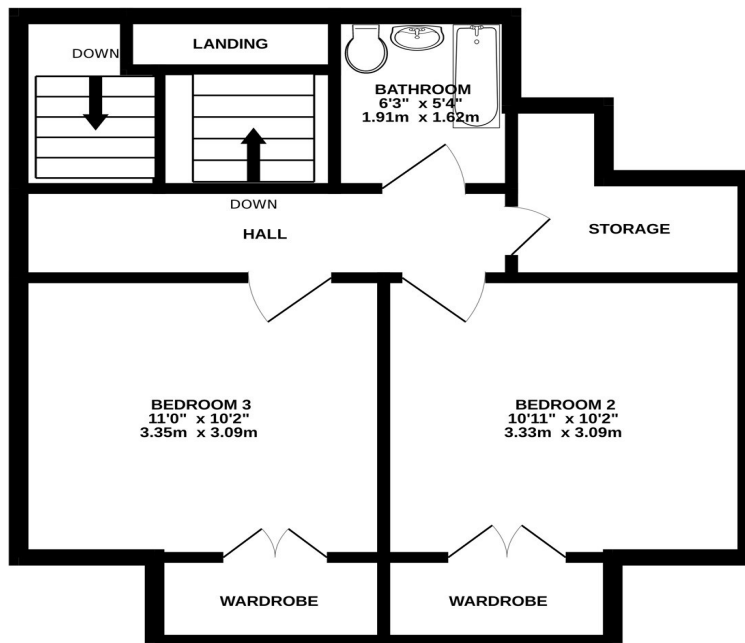
Step into the tranquility of the fully enclosed garden of this exceptional property. Designed for easy maintenance and complete privacy, this outdoor sanctuary offers a serene retreat where you can relax, entertain, and enjoy the beauty of nature without the hassle of extensive upkeep. Let children and pets roam freely and safely within the confines of the fully enclosed garden, offering peace of mind for parents and pet owners alike and security of this outdoor space.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

INCLUDED IN THE SALE

All flooring, blinds. Built-in appliances.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

You can find all of our properties at www.forbesproperty.co.uk