

37 Boyd Orr Avenue

ABERDEEN, AB12 5RG



POPULAR RESIDENTIAL LOCATION CLOSE TO
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McEwan Fraser Legal are pleased to present this spacious four-bedroom linked detached home to the market. Maintained and upgraded by the current owner when and where required, it offers spacious, flexible living across two levels. Designed to make the most of natural light, the home benefits from full double glazing and gas central heating throughout.

The welcoming entrance hallway leads into the superbly proportioned lounge/dining room, where dual-aspect windows and patio doors leading to the rear garden allow natural light to cascade throughout the space. This versatile room easily accommodates a range of living and dining furniture, making it perfect for both everyday living and entertaining.

The Property





The fitted kitchen includes a range of floor and wall units, contrasting worktops, and some integrated appliances, with access to a utility room and a back door leading to the rear garden. A guest WC completes the ground floor.







Upstairs, the spacious master bedroom features two double built-in wardrobes and an en suite shower room. There are three further well-sized bedrooms, all of which benefit from built-in wardrobes. Completing the accommodation is the family bathroom fitted with a white four-piece suite incorporating a separate shower cubicle. In addition, there are ample storage cupboards throughout the property.







Bedroom 2





Bedroom 3

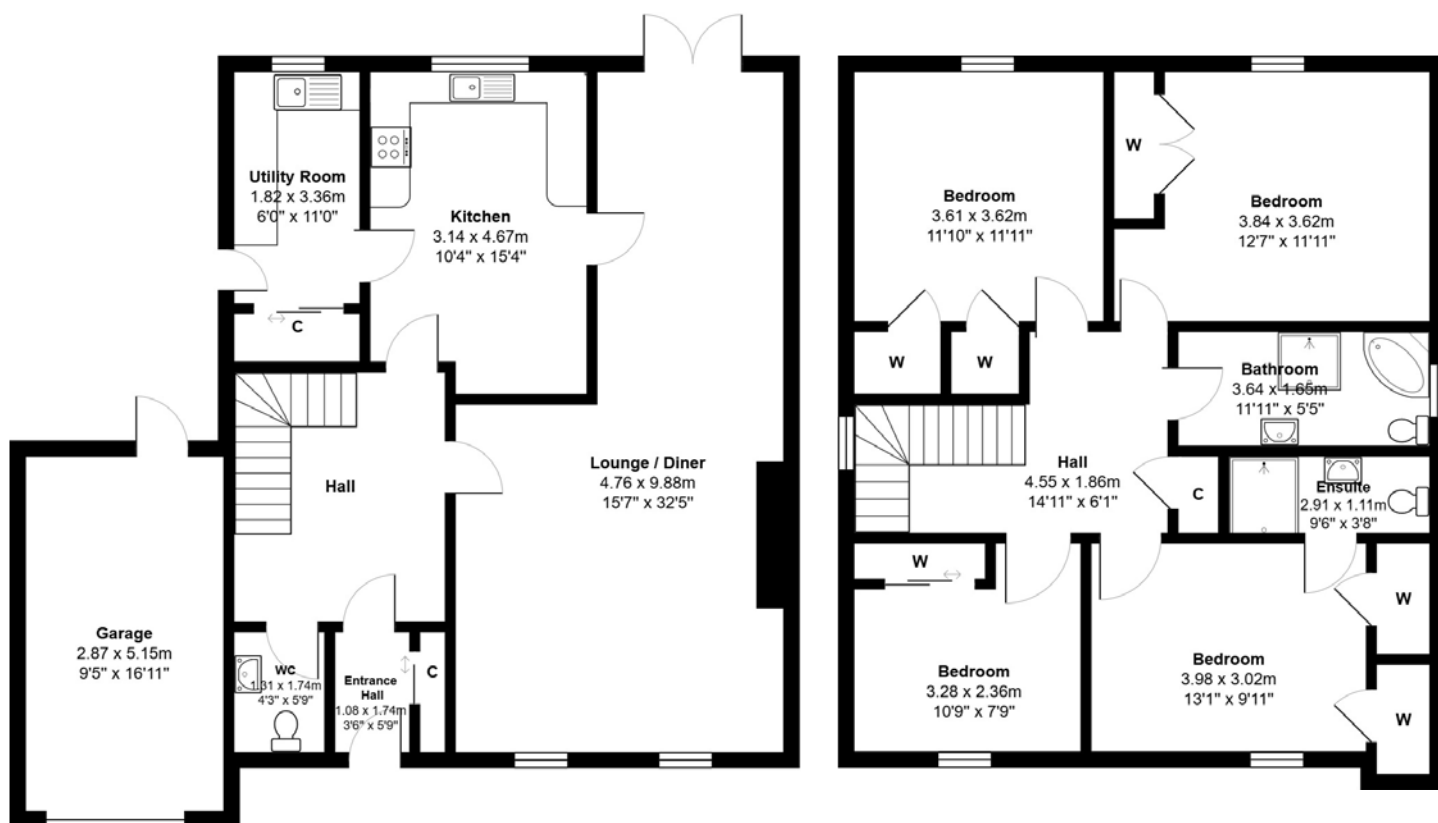




Bedroom 4







Gross internal floor area (m²): 150m²

EPC Rating: C



Outside, the front garden is ungated, with off-street parking immediately in front of the garage that has power and light. The front garden is laid to lawn with sporadic planting of mature shrubs and plants. Access to the rear garden is from the side of the property, the utility room, the garage or the patio doors from the dining area.

A private rear garden is fenced on three sides and gated, which provides a secure area for children and pets. Laid to lawn with a large embankment/rockery that was planted with shrubs, plants, and a spacious patio laid to stone paving provides a superb spot for some alfresco dining and entertaining.

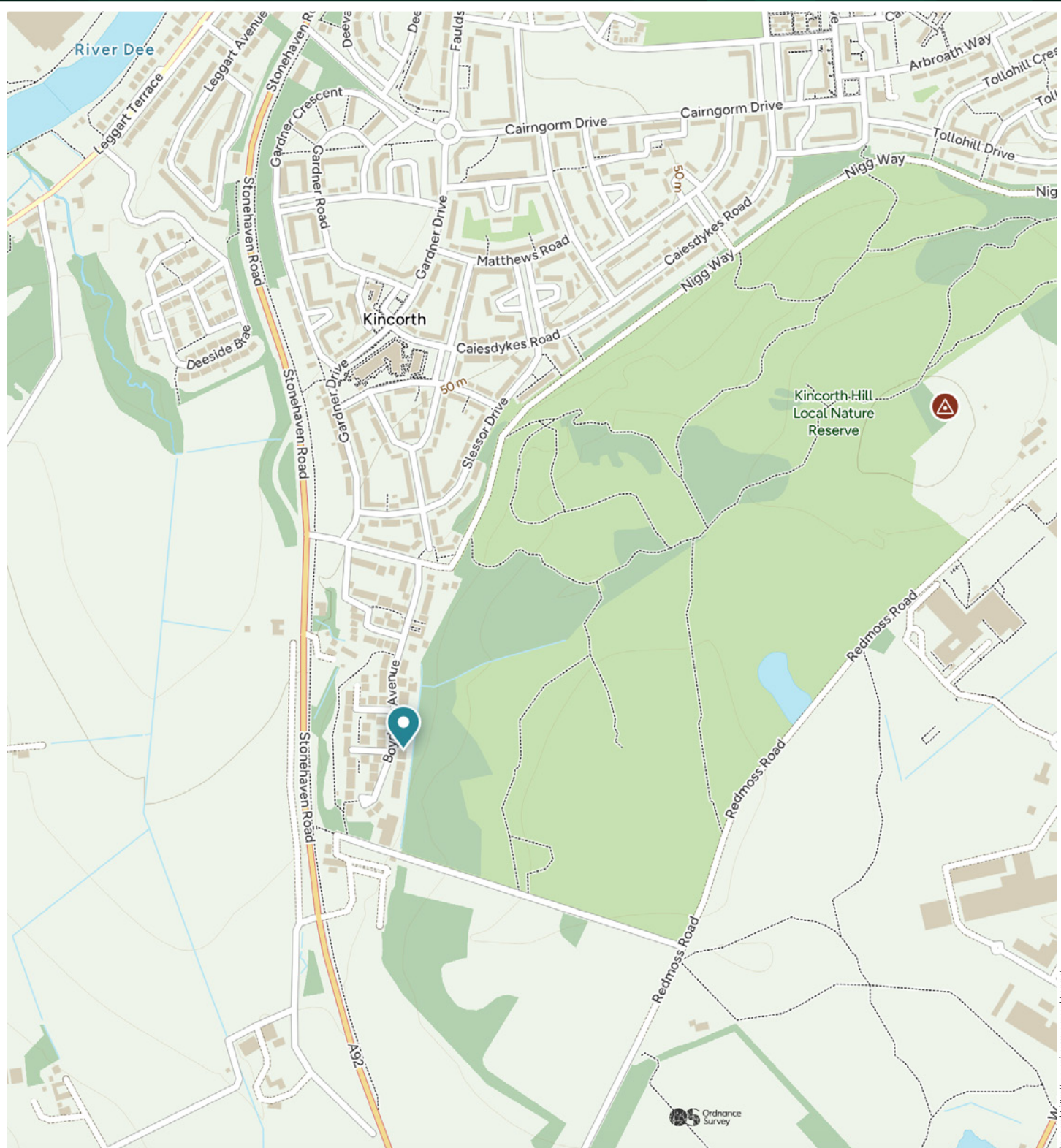
The Property



37 Boyd Orr Avenue is located in the south of the city, near the Bridge of Dee, offering great access to local arterial routes and the main AWPR bypass, which makes the city centre and business hubs to the north and south easy to reach. Local shops and amenities are nearby, and the area offers nursery, primary, and secondary schools. The Bridge of Dee shopping complex is close by, as is the renowned Robert Gordon University. There are multiple scenic walks by the River Dee and Kincorth Hill Nature Reserve.

The city centre is about three miles north, an easy commute with regular public transport, making it ideal for those working in commercial areas. Aberdeen has everything you'd expect from modern city living—shopping malls, local stores, pubs, restaurants, and plenty of entertainment with theatres and cinemas. Transport links are excellent, with great bus and rail services, national and international flights from Dyce Airport around eight miles north, and the East Coast Rail network connecting to the central belt, the south, and beyond.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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