112 Mugiemoss Road,

Bucksburn, Aberdeen, AB21 9PF

Price Around

£175,000

Under offer

3 1 2 74 m² EPC **C** Council Tax Band **D**

Contact Seller

07840 744971

Contact Solicitor

Alex Hutcheon + Co
248 Union Street (Sales)
Aberdeen
AB10 1TN

01224-623400

property@mortgageandproperty.co.uk

http://www.mortgageandproperty.co.uk

Features Garden

Description

Situated in a well established popular residential area, this **THREE BEDROOM SEMI DETACHED VILLA** offers bright airy accommodation and would make an excellent purchase for the discerning buyer looking to acquire a quality family home in ready to move into condition. The accommodation comprises of a spacious Lounge and Dining Room, fully fitted Kitchen, three bedrooms one with an En-Suite Shower Room and Bathroom. Outside there is a small Garden to the front, enclosed Rear Garden and two allocated Parking Spaces. Benefitting from Gas Central Heating and Double Glazing, all fitted floor coverings, curtains, blinds, light fitments and the integrated oven, hob, extractor hood in the Kitchen are all to be included in the price.

Mugiemoss Road is situation on the Persimmon Development “Riverside Quarter” Aberdeen and with the Aberdeen Ring Road located nearby most part of the city are readily accessible by a variety of arterial routes. Nearby are Danestone and Bridge of Don and also Bucksburn and an excellent range of shopping facilities with both Tesco Superstore at Danestone, Asda Superstore at Bridge of Don, and

Aldi at Bucksburn. The location is also particularly convenience for oil related offices at Bridge of Don and Dyce and for Aberdeen Airport itself.

DIRECTIONS Travelling along North Anderson Drive, continue to the Haudagain roundabout taking the second exit onto Mugiemoss Road. At the next roundabout, take the first left continuing on Mugiemoss Road.

THE ACCOMMODATION COMPRISES:-

(GROUND FLOOR)

HALL

CLOAKROOM

LOUNGE: 15’11” x 11’9” at longest approx.

KITCHEN/DINING ROOM: 15’9” x 9’ approx. Kitchen/Dining Room on open plan with wood effect vinyl flooring. 9’10” x 6’11” approx.

(FIRST FLOOR)

HALL

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM: 10’3” x 9’10” at widest approx.

DOUBLE BEDROOM: 9’9” x 8’ approx.

DOUBLE BEDROOM: 7’3” x 7’3” approx.

BATHROOM

LOFT

GENERAL: The carpets and other floor finishes, curtains, blinds and light fitments together with the integrated oven, hob, extractor hood are all to be included in the price.

(OUTSIDE)

GARDENS: Small garden to the front and enclosed Rear Garden mainly laid out in lawn.

PARKING: Two allocated parking spaces.

EPC BANDING: “C”

View this property here

https://www.aspc.co.uk/search/property/339354/112-Mugiemoss-Road/Aberdeen/

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.