

9 Cairnfield Place,
Bucksburn, Aberdeen, AB21 9LT


Price Over
£225,000

ASPC ref : 362487

 5  2  3 148 m² EPC **C** Council Tax Band **F**



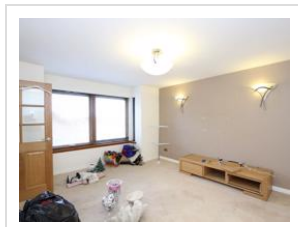
Arrange a viewing

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 (Burnett & Reid LLP)




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Property features:

 Central heating	 Garage	 Garden	 Parking
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SPACIOUS FIVE BEDROOM DETACHED DWELLINGHOUSE LOCATED IN A POPULAR RESIDENTIAL LOCATION

This property is being sold as a development opportunity and is ideal for someone looking to finish the property and obtain the completion certificate.

This is a SPACIOUS DETACHED DWELLINGHOUSE, situated in the popular suburb of Bucksburn. The property benefits from spacious and bright accommodation throughout, gas central heating and double glazing. All rooms are well proportioned with the lounge located to the front with a large box bay window flooding the room with natural light. The dining kitchen/family room space is located to the rear of the property and is fitted with a wide range of wall and base units and provides access into the rear garden via sliding patio doors. Double bedroom five is located to the front of the property and would also be suitable as a formal dining room. The handy utility area and shower room complete the ground floor accommodation. Travelling upstairs, the spacious landing provides access to all further rooms. The excellent sized master bedroom has an en-suite shower room, and also benefits from extensive built in storage. The three further double

bedrooms are all a great size and offer ample space for free standing furniture. The family bathroom is centrally located and is fitted with a four piece suite.

Outside, the rear garden is fully enclosed by a fence and has an area of decking, ideal for alfresco dining and entertaining. The driveway to the front provides parking for one car and leads to the garage.

All blinds, curtains, floor coverings and light fittings are included in the sale price, together with the white goods in the kitchen.

Cairnfield Place is situated in the popular Bucksburn area within walking distance of local shops, leisure facilities and a wide range of other facilities. Bucksburn is particularly well placed for the industrial estates at Dyce and Aberdeen International Airport as well as roads to the north and south of the city. Transport links are available within walking distance of the property.

DIRECTIONS: From the west end of Union Street Exit into Albyn Place, continue to the Queens Cross roundabout and take the second exit into Queens Road. Upon reaching the roundabout at Anderson Drive exit right up Anderson Drive. Continue along approximately 2 miles to the Haudagain roundabout. Exit left into Auchmill Road and continue through the first set of traffic lights, after passing the 30mph speed limit signs, take the immediate left onto Cairnfield Place. Number 9 is located on the left hand side clearly indicated by a Burnett & Reid 'for sale' sign.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: uPVC exterior door with glazed panel inset and to both sides. Cupboard housing the electrics. Tiled flooring. Two light fittings. Stairs leading to upper floor.

LOUNGE: 15'05" x 12'10" approx. Good sized lounge with a front facing box bay window flooding the room with natural light. Three wall lights. Light fitting.

DINING KITCHEN/FAMILY ROOM: 31'07"x 11'09" approx. A great space ideal for modern family life. Fitted with a wide range of wall and base units incorporating additional lighting and wooden worktops. Stainless steel built-in gas hob with chimney extractor hood over. Double oven built in at eyelevel. Integrated dishwasher. Samsung American style fridge freezer. Two rear facing windows and sliding patio doors leading onto the decking area. Large full wall windows to the side. Ample space for dining. Two light fittings.

UTILITY AREA: Exterior door with glazed panel inset. Matching base units providing space for appliances. Tiled flooring. Light fitting.

SHOWER ROOM: Fitted with a white three piece suite comprising w.c., wash hand basin and shower cubicle. Side facing opaque glazed window. Tiled flooring. Tiled splashback round shower and to dado height of all other walls. Three downlights.

DOUBLE BEDROOM 5: 14'08" x 8'06" approx. Great sized room with a front facing box bay window flooding the room with natural light. This room would also make an ideal space for formal dining. Light fitting.

Carpeted stairway and balustrade banister leading to:-

UPPER LANDING: Bright and spacious landing. Two light fittings. Two smoke detectors.

MASTER BEDROOM: 13'09" x 11'01" approx. This spacious room has a large front facing window flooding the room with natural light. Wall to wall wardrobes fitted with hanging rail and shelves. Ample space for free standing furniture. Light fitting. Radiator.

EN-SUITE: 7'11" x 3'10" approx. Fitted with a three piece white suite comprising w.c. with concealed cistern, wash hand basin set in vanity unit and a tiled shower cubicle. Opaque glazed window. Tiled flooring. One downlight. Light fitting. Chrome ladder style radiator.

DOUBLE BEDROOM 2: 13'09" x 10'02" approx. Great sized room with a front facing window. Built-in wardrobe. Ample space for free standing furniture. Light fitting. Radiator.

DOUBLE BEDROOM 3: 11'00" x 10'02" approx. Good sized room with a rear facing window. Built-in wardrobe. Space for free standing furniture. Light fitting. Radiator.

DOUBLE BEDROOM 4: 10'11" x 10'01" approx. Further good sized room with a rear facing window. Alcove fitted with shelving. Built in hanging rails and shelving. Loft hatch. Light fitting. Radiator.

BATHROOM: 9'10" x 5'07" approx. Fitted with a four piece white suite comprising w.c. with concealed cistern, wash hand basin set in vanity unit, shower cubicle and bath. Rear facing opaque window. Tiled flooring. One downlight.

GARAGE: Side facing door. Two side facing windows. Up and over door.

OUTSIDE: To the front: Tarmac driveway providing off road parking for one car.

To the Rear: Fully enclosed by wooden fencing. Laid to lawn. Raised decking area ideal for alfresco dining and entertaining.

COUNCIL TAX: Band F

EPC BAND: Band C

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/362487/9-Cairnfield-Place/Aberdeen/>

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