

**31a, Mugiemooss Road,
Bucksburn, Aberdeen, AB21 9HE**


**Price Over
£104,000**

ASPC ref : 364091

 2  1  1 63 m² EPC **D** Council Tax Band **B**



Arrange a viewing

 **01224 456789**
(Andersonbain LLP)

Andersonbain LLP

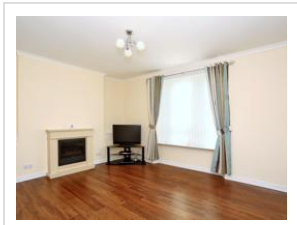
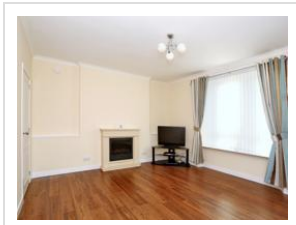
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

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Property features:



Located in the Bucksburn area of the city, we are delighted to offer for sale this beautifully presented **GROUND FLOOR TWO BEDROOM**. Forming part of a traditional granite building, the well kept communal areas are protected by a security entry system. The accommodation itself has been exceptionally well maintained and benefits from gas central heating and double glazed windows.

- Superb Ground Floor Flat
- Two Double Bedrooms
- Gas C.H & D.G.
- Well Presented Throughout
- Ideal First Home

This lovely property comprises: entrance vestibule; L-shaped hallway; front facing lounge providing space for living and dining furniture; stylish dining kitchen fitted with an array of base and wall storage units; front facing double bedrooms with wardrobes which span one

wall; further good sized double bedroom which overlooks the rear and a centrally positioned shower room fitted with a 2 piece suite. Outside to the front is an exclusive section of garden. To the rear is an exceptionally large shared garden with areas and sheds exclusive to this property.

Bucksburn is a popular suburb, which is situated to the north west of the city and well served by local shops, primary and secondary schools, a leisure centre, swimming pool, bowling club, nearby 18 hole golf course and an excellent bus link for getting in and out of the city . Situated on the main route between the city centre and the airport, easy access is also afforded to the businesses at Dyce and Bridge of Don, and the satellite towns to the north and west of the city.

Room Dimensions

Lounge: 14'7 x 12'5

Kitchen: 15'1 x 9'7

Bedroom 1: 12'4 x 9'6

Bedroom 2: 10'0 x 10'8

Shower Room: 5'11 x 6'1

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/364091/31a--Mugiemoss-Road/Aberdeen/>

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