

# 12 Burnside Park, Dyce, Aberdeen, AB21 7HB

Price Over  
**£190,000**

 **3**  **1**  **2**   **76 m<sup>2</sup>** EPC **B** Council Tax Band **E**



## Contact Solicitor

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## Features



Garden



Off street parking

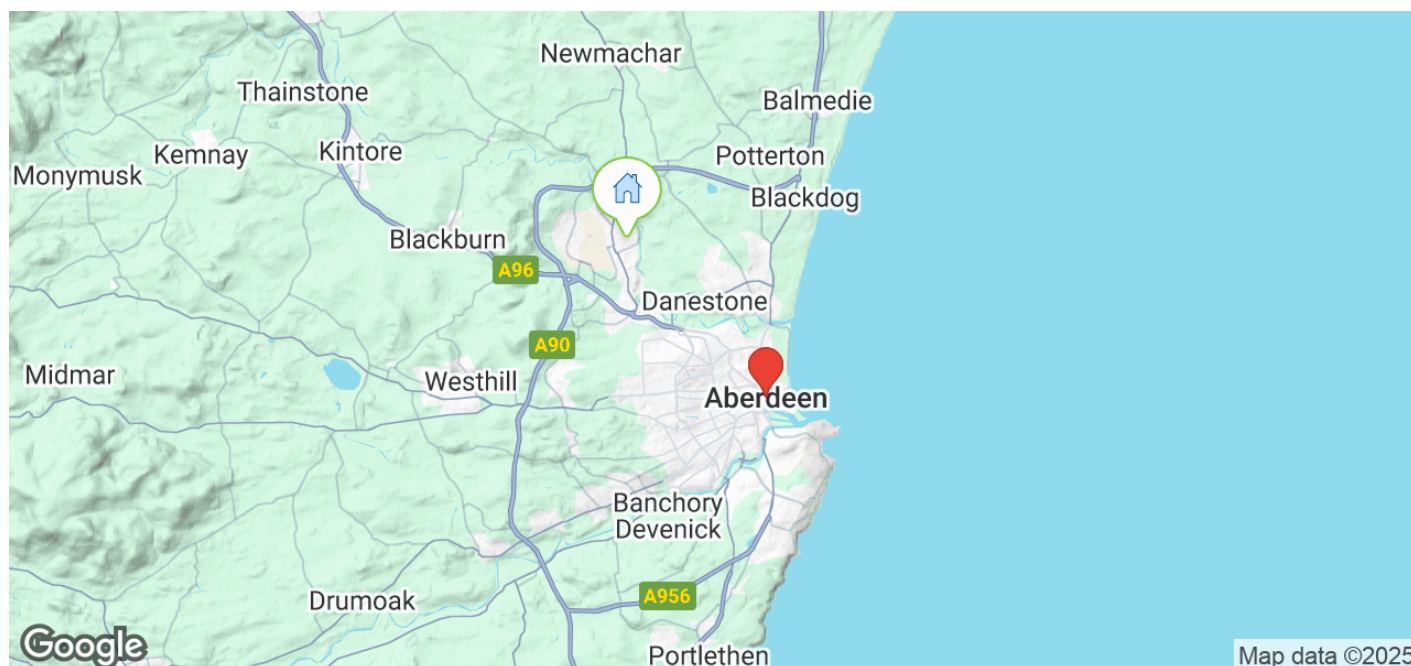
## Description

Forming part of a modern development, this **Three Bedroom End Terraced Dwellinghouse** is finished in neutral décor and will be sold inclusive of all existing floor coverings, curtains, blinds, light fittings, Kitchen white goods and most items of furniture, allowing the purchaser to move in with the minimum of inconvenience. The property benefits from Gas Central Heating, Double Glazing and has a layout and design compatible with the lifestyle of the modern family with a bright Kitchen/Dining Room with French doors to the rear garden/patio area, a Cloakroom Toilet on the ground floor level, whilst on the first floor there are three good sized Bedrooms and a modern Bathroom. Outside, there are two parking spaces and an enclosed Garden offering an ideal child friendly environment.

**Location** Dyce is a popular suburb of Aberdeen linked to the City by both good road and rail public transport facilities, to both the north and south of the City. The area is well served by Primary and Secondary Schools, shopping facilities including an Asda Superstore and is extremely convenient for the Airport and the oil related offices at Dyce and Bridge of Don.

## Directions

From the Haudagain roundabout continue north along Auchmill Road; at the roundabout take the second exit onto Stoneywood Road. Travel through Stoneywood to Dyce and on reaching the roundabout take the last exit onto Riverview Drive. Turn first right onto Wellheads Road and immediate left onto Burnside Road, Burnside Park is located ahead on the right.



## Accommodation comprises

### (Ground Floor)

Entrance hallway

Lounge: 4.44m x 3.47m (14'7" x 11'5") approx.

Inner Hallway

Cloakroom Toilet

Dining Kitchen: 4.59m x 2.89m (15'1" x 9'6") approx.

### (Upper Floor)

Hallway

Master Bedroom: with ensuite Shower Room: 3.35m x 2.51m (11' x 8'3") approx.

Bedroom 2: 2.99m x 2.51m (9'10" x 8'3") approx.

Bedroom 3: 2.84m x 2.2m (9'4" x 7'3") approx.

Bathroom: 2.03m x 1.9m (6'8" x 6'3") approx.

### (Outside)

Two exclusive car parking spaces.

Rear Garden

**(Other Information)**

All existing floor coverings, curtains, blinds, light fittings, Kitchen white goods and most items of furniture will be included in the sale.

**View this property here**

<https://www.aspc.co.uk/search/property/336238/12-Burnside-Park/Aberdeen/>

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