

**131 Macaulay Drive,**  
Craigiebuckler, Aberdeen, AB15 8FL

Fixed Price  
**£170,000**

**Under offer**

 **2**  **1**  **1**   **70 m<sup>2</sup>** EPC **C** Council Tax Band **E**



**Contact Seller**

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**Contact Solicitor**

Storie, Cruden & Simpson  
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**Features**

**Description**

We are pleased to offer for sale this well located **two bedroomed first floor executive apartment** in a desirable **west end** location within easy reach of Aberdeen City Centre, local amenities and commuter routes. This spacious apartment is brightly decorated throughout and features hardwood doors, surrounds and skirting boards. The apartment benefits from ample storage space including a large stairwell cupboard. All blinds, floor coverings, white goods and light fittings are included in the sale. Gas central heating and double glazing. Allocated parking space and visitor parking. The development is fully factored and maintained to a high standard. Security door entry system.

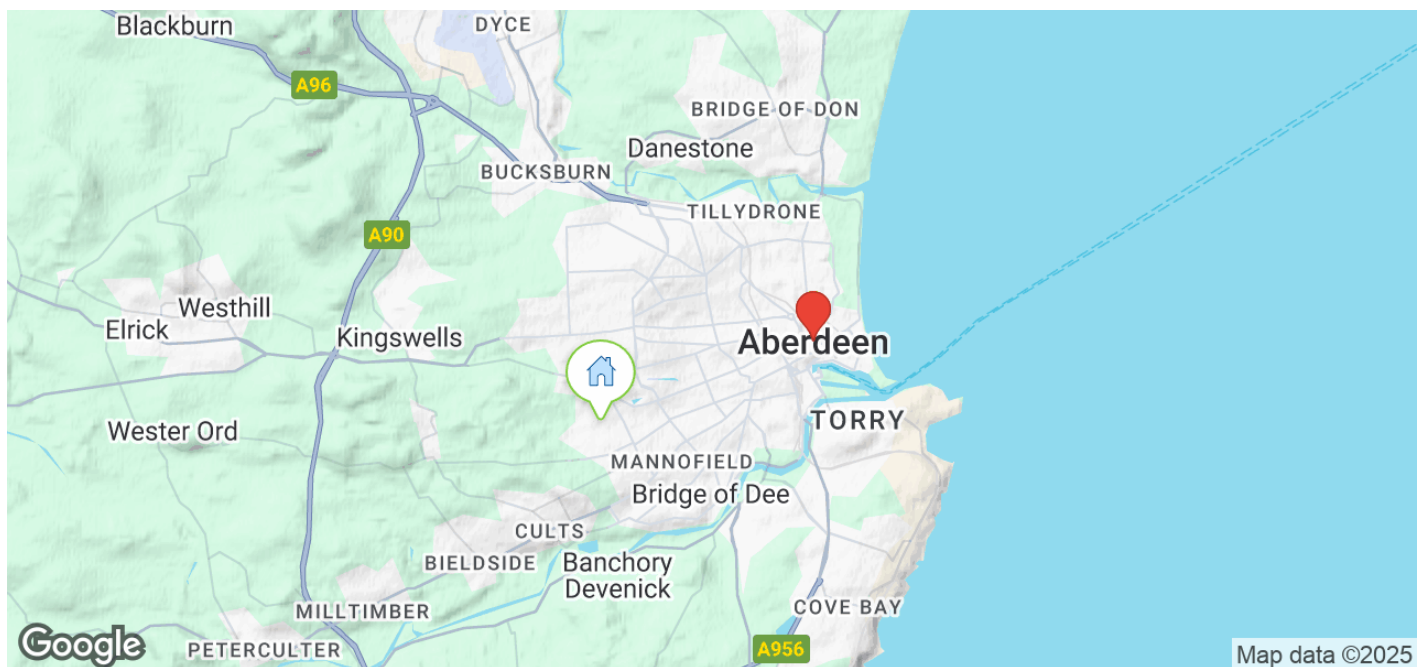
Viewing is highly recommended to appreciate all that is on offer.

**Location** Macaulay Drive is situated in the popular Craigiebuckler area of Aberdeen and is within walking distance of a range of shops in Countesswells including an excellent supermarket and Post

Office. Enjoying easy access to the city centre which is some 5 minutes drive away, regular public transport is readily available on Countesswells Road and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Reputable nursery, primary and secondary schools are in the area. Hazlehead Park with its wide open spaces, golf course and café is also within close proximity.

## Directions

From the city centre travel West on Great Western Road for some distance then turn right at the traffic lights onto Springfield Road. Continue along until the next set of lights at Countesswells Road and turn left. Turn right onto Macaulay Drive and follow the road to the end, number 131 is located on the left.



## Accommodation comprises

**Entrance Vestibule** - Vinyl flooring. Coat hooks.

**Hallway:** Attractive hallway providing access to all accommodation. Large double cupboard with shelves. Security door entry phone. Smoke alarm. Radiator.

**Lounge:** 4.19m x 3.78m (13'9" x 12'5") approx. A well proportioned bright room with a double window looking onto the courtyard. Glazed panel door. Neutral décor. Venetian blinds. Telephone point.

**Kitchen:** 3.70m x 2.28m (12'2" x 7'6") approx. Well-equipped dining kitchen with a good range of wall and base units, contrasting worktops and splashback. Electric hob, oven and extractor. Integrated fridge and freezer. 1 1/2 bowl stainless steel sink with mixer tap. Ample space for dining table and chairs. Window to rear of property with venetian blinds. Washing machine. Telephone point. Cupboard with central heating boiler. Radiator.

**Bedroom 1:** 3.53m x 3.32m (11'7" x 10'11") approx. Large double bedroom with double paned window to the front of the property. Large wall-to wall wardrobe with sliding doors, shelves, hanging space and drawers. Venetian blinds. Radiator.

**Bedroom 2:** 3.75m x 3.45m (12'4" x 11'4") approx. Double bedroom again with double paned window overlooking the courtyard. Large wardrobe with sliding doors. Radiator.

**Shower Room :** 2.54m x 2.26m (8'4" x 7'5") approx. Large shower room with walk-in shower, wc, wash hand basin with mixer tap set in a vanity unit. Large wall mirror and tiled splashback. Chrome towel rail. Tiled floor. Radiator, extractor fan and shaver point.

**View this property here**

<https://www.aspc.co.uk/search/property/359371/131-Macaulay-Drive/Aberdeen/>

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