



SELF-CONTAINED GROUND FLOOR APARTMENT

17 MILTONFOLD
ABERDEEN, AB21 9DR

ENTRANCE HALL
LOUNGE
DINING KITCHEN
DOUBLE BEDROOM
BATHROOM
GAS CH/DG
GARDENS



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Fixed Price

£74,000

We are pleased to offer for sale this one bedroom, self-contained apartment located within the well-established residential area of Bucksburn. Enjoying the comforts of a gas central heating system, timber double glazed windows and exclusive areas of garden to the front and rear, the apartment offers a generous level of accommodation. With neutral décor throughout, the rooms comprise: entrance hall; a particularly bright and airy lounge situated to the front of the home; a good sized dining kitchen with direct access to the rear garden; double bedroom benefitting from a built-in wardrobe; and bathroom fitted with a white three piece suite with shower over the bath. Outside the gardens are laid to lawn with a patio area, and on-street parking available to the front. Interior viewing is recommended to appreciate this self-contained apartment which represents an ideal choice for a first-time buyer or those looking to downsize, and included in the sale are all floor coverings, light fittings, window dressings and appliances within the kitchen.

LOCALITY

Bucksburn is within close proximity to one of Aberdeen's main arterial route's, and the property is ideally located for access to most areas of the city. The Aberdeen Airport and industrial estates at Dyce and Bridge of Don are particularly easily accessed and there are excellent retail facilities within easy access including both Tesco and Asda supermarkets.

ENTRANCE HALL

Entered via a hardwood glass paned exterior door into the Hall providing access to most of the accommodation within the apartment. Laminate wood flooring. Smoke detector.

LOUNGE

A bright and airy Lounge with large front facing window flooding the room with natural light. Decorated in neutrally painted walls and carpeting, there is a gas fireplace and access to the Double Bedroom. Window fitted with a roller blind and curtains on rail. Dome light fitting.

DINING KITCHEN

With glass paned exterior door leading to the garden, the Kitchen provides ample space for a dining table and chairs and is fitted with a range of beech wood base and wall cabinets, contrasting laminate work surfaces and tiled splashbacks. Fully equipped with: slot in oven and hob; Zanussi fridge/freezer; Logik washing machine; and stainless steel sink with drainer below rear facing window fitted with a roller blind. Two built-in storage cupboards with shelving. Vinyl tiled flooring. Spotlighting on track.

14' x 11'2" approx

9'7" x 9'6" approx

DOUBLE BEDROOM

Situated to the rear of the home, a good sized Double Bedroom benefitting from a built-in wardrobe providing hanging and shelving space and further cupboard housing the hot water tank. Neutral décor and carpeting. Window fitted with roller blind and curtains on rail. Dome light fitting.

11'2" x 9'8" approx

BATHROOM

Fitted with a white suite comprising: bath with over-head shower, shower curtain on rail and full wall aqua panels; pedestal wash hand basin below front facing glazed window fitted with a roller blind; and w.c. Wall mounted mirror. Tiled vinyl flooring.

OUTSIDE

On-street parking available to the front of the apartment. There is an exclusive area of garden to the front, partially enclosed with hedging and features a lawn area and attractive border with an array of plants. Area of lawn to rear, exclusive to the home and an ideal patio area for alfresco dining. Shared drying green. External store.

DIRECTIONS

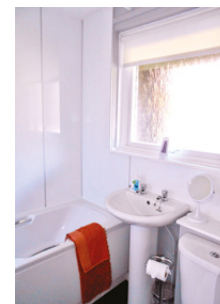
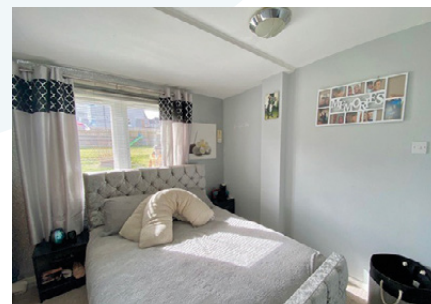
Heading north on North Anderson Drive, continue to the Haudigain roundabout where take the first exit into Auchmill Road. Continue as this becomes Inverurie Road and veer left just after the Police Station. Take the first turning on the left and sharp left into King's Walk. Continue to the end turning left onto Kingsway and at the T-junction turn right into Miltonfold. No 17 is a short distance ahead on the left hand side of the road.

VIEWING

Tel. 07814 558033 (Simpson).

Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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