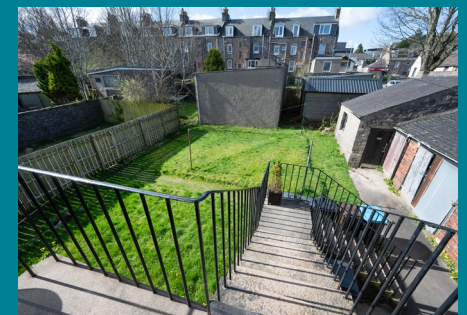




UPPER APARTMENT

61 BURNDALE ROAD
BANKHEAD
ABERDEEN, AB21 9EH

VESTIBULE
HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
GAS C.H. & D.G
SHARED GARDEN



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£115,000

Entered by a spacious and welcoming entrance vestibule and hallway which have been decorated in neutral tones with wood panelling to dado level and laminate wood flooring. The bright and airy lounge enjoys a pleasant aspect over the rear garden and has been tastefully presented in neutral tones with laminate wood flooring and feature shelving. Leading from the lounge the kitchen has a window overlooking the side of the property and has been fully fitted with a range of modern base units with roll front worksurfaces, tiled splashbacks and an integrated stainless steel oven and hob. The kitchen also has space for a fridge/freezer, automatic washing machine and dishwasher. Both bedrooms have been decorated in neutral tones with laminate wood flooring, are generously proportioned and located to the front of the property. Completing the accommodation a cloakroom provides space for coat hooks and leads through to the stylish shower room which is fitted with a modern two piece white suite and a large corner shower enclosure which is fully tiled. The property also benefits from gas fire central heating and is fully double glazed. The white goods in the kitchen are to remain, and other items of furniture may be available by separate negotiation.

LOCATION

Bucksburn is a popular suburb of the city easily accessible by public transport to the City Centre and beyond. There are local shops and educational facilities, a leisure centre, bowling green and an excellent 18-hole golf course nearby. Bucksburn is conveniently placed for the industrial estates at both Dyce and Bridge of Don and the main arterial route through the city is minutes away.

VESTIBULE

HALL

LOUNGE

KITCHEN

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

CLOAKROOM

SHOWER ROOM

3.86m x 3.53m (12`8" x 11`7") approx

3.25m x 2.94m (10`8" x 9`8") approx

4.08m x 4.01m (13`5" x 13`2") approx

4.01m x 2.20m (13`2" x 7`3") approx

2.23m x 1.95m (7`4" x 6`5") approx

OUTSIDE

The property benefits from a shared drying green to the rear together with an exclusive storage shed. Ample on street parking is available nearby.

DIRECTIONS

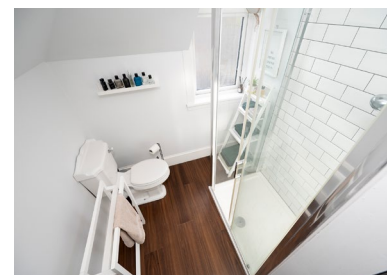
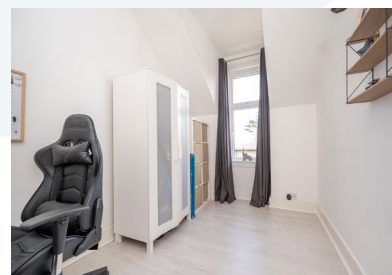
From North Anderson Drive take the first exit at the Haudagain roundabout onto the A96 towards Inverness and on entering Bucksburn turn right onto Oldmeldrum Road. Follow the road round and at the T junction turn left onto Bankhead Road. Follow this road for some distance turning right onto Millhill Brae. The property is located at the end of this road on the corner with Burndale Road, with access at the rear of the building.

VIEWING

By appointment, telephone 07706 753 663 (Mathieson)

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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