



CHARMING END-TERRACED COTTAGE

81 BANKHEAD ROAD
BUCKSBURN, ABERDEEN
AB21 9DY

HALL
LOUNGE
FITTED KITCHEN
DINING ROOM
2 DOUBLE BEDROOMS
BATHROOM
GCH/DG
GARDENS
ON-STREET PARKING



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



Offers Over

£160,000

We are pleased to offer for sale this delightful, two bedroom cottage with attic conversion which is located at the end of a terrace of three charming, granite-built properties in the popular Bucksburn area of the City. Oozing kerb appeal, the property was built circa 1890 and subsequently extended to the side to create a comfortable level of accommodation spanning two floors. Benefits include gas fired central heating with combi boiler, uPVC double glazed windows and French doors, an intruder alarm system, regulation compliant smoke and heat detectors, and a super-fast broadband facility. Over the last 20 years the owners have painstakingly upgraded and maintained their beloved home to an immaculate standard inside and out, whilst utilising every inch of space to its best advantage. Decorated in a neutral colour palette throughout with exposed granite feature walls in the lounge and dining room, recently a new composite front door with triple locking mechanism has been installed, new oak skirting boards have been fitted, certain windows have been replaced, and major roof repairs have been carried out. Enhancing the decor is a combination of practical floor coverings, co-ordinating window dressings and lighting controlled by dimmer switches, all of which is included in the sale.

Access to the cottage is at the front via a welcoming hallway where an oak bi-fold door opens into the instantly appealing lounge. Central to the home, this tastefully presented room is flooded with natural light through the front facing window and French doors which open directly onto a paved patio in the rear garden. A particular feature of this room is the 'Dimplex Opti Myst' 3D flame effect remote control stove set into an inglenook fireplace, flanked by an illuminated arched alcove, which provides a pleasing focal point. Upgraded in recent years, the compact yet well equipped kitchen boasts a comprehensive range of jade coloured, shaker-style cabinets complemented by brushed steel handles, blockwood work surfaces, and splashback tiling. Above the stainless steel sink with mixer tap is a front facing window with deep tiled sill which draws in ample natural light, and appliances to remain include a 4-burner gas hob with integrated extractor hood above and electric double oven/grill below; integrated fridge; and free-standing 'Bosch' dishwasher. Located adjacent to the kitchen with a lovely outlook over the rear garden is the dining room, the proportions of which can easily accommodate a full dining suite. This versatile room could also be used as a bedroom or home office if required. Completing the ground floor accommodation is the smart bathroom, a particularly bright room fitted with white sanitary ware, comprising: wc; wash basin on pedestal with under sink vanity cabinet; and bath, above which is a 'Mira' electric shower and curtain. The splashback areas are protected by wet-wall panelling and ceramic tiles whilst a fitted mirror, glass display shelves, a mirror-fronted medicine cabinet, and co-ordinating chrome accessories complete the look. A carpeted staircase with fixed oak handrails and illuminated display niche ascends to the first floor where there are two good sized double bedrooms. The principal benefits from generous hanging facilities within tall fitted wardrobes and enjoys a pleasant outlook over the rear garden, whilst the guest bedroom boasts fitted drawer chests along one wall, as well as ample storage within an eaves cupboard, and further cupboard housing the central heating boiler.

The garden grounds are meticulously maintained and enjoy a completely private aspect to the rear which is enclosed by high wooden fencing. Landscaped in a tiered design with a central lawn, a sheltered paved patio and wooden pergola with timber decking offer ideal spots for quiet relaxation whilst a well stocked rockery hosting a variety of low growing plants provides a welcome splash of colour. A haven for bird life, particularly appealing is the pondless stream which meanders through a pebble filled terraced area. Four wooden sheds provide ample storage for tools, garden equipment and furniture, with the largest conveniently used as a laundry with under counter space for appliances. The front garden is fully paved and enclosed by a stone wall with metal gate.

To fully appreciate the absolute charm and calibre of this delightfully quaint cottage and its idyllic garden, interior viewing is a must!

LOCALITY

Bucksburn is a popular suburb of the city and has excellent local shops and educational facilities. There is a Leisure Centre, Swimming Pool, Bowling Green and an excellent 18 Hole Golf Course nearby. It is only minutes drive from the city centre and there is a regular bus service. It is conveniently placed for the Industrial Estates of both Dyce and Bridge of Don. There is a choice of primary schools and secondary education is provided at Bankhead Academy.

ENTRANCE HALL

LOUNGE

4.95m x 2.84m (16'3" x 9'4") approx

FITTED KITCHEN

2.51m x 2.08m (8'3" x 6'10") approx

DINING ROOM

3.68m x 2.34m (12'1" x 7'8") approx

BATHROOM

3.76m x 1.24m (12'4" x 4'1") approx

FIRST FLOOR

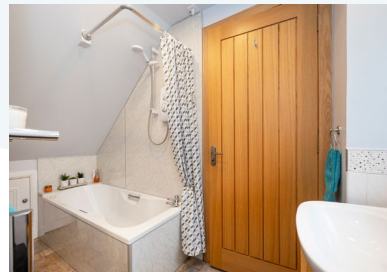
DOUBLE BEDROOM 1

3.61m x 3.28m (11'10" x 10'9") approx

DOUBLE BEDROOM 2

3.86m x 2.97m (12'8" x 9'9") approx





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OUTSIDE

The garden grounds are fully enclosed and benefit from external power points, water taps, sensor activated lighting, a built-in BBQ, and rotary clothes dryer.

DIRECTIONS

From Aberdeen travel via Great Northern Road and Auchmill Road to Bucksburn. On passing the police station on your left take the first exit at the roundabout onto the A96 and continue to the next roundabout where take the third exit onto Bankhead Avenue. At the end turn right onto Bankhead Road where number 81 is located along on the right hand side of the road, clearly identifiable by our For Sale board.

VIEWING

Tel 07423 068235

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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