



**264E AUCHMILL ROAD, BUCKSBURN
ABERDEEN AB21 9NB**

**OFFERS OVER
£122,500**

WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT

- WALK IN CONDITION
- TWO DOUBLE BEDROOMS
- DINING KITCHEN
- EXCLUSIVE PARKING SPACE
- ELECTRIC HEATING
- DOUBLE GLAZING
- SPECTACULAR VIEWS
- EPC RATING – E



DESCRIPTION

We are delighted to bring to the market this immaculately presented two bedroom executive upper floor apartment, which has been completed to a high standard and boasts spectacular views, within the popular residential area of Bucksburn. The property is conveniently situated for all local amenities and for commuting to the industrial estates at both Dyce and Bridge of Don, with easy access to the Aberdeen Western Peripheral Route. 264E Auchmill Road would make an ideal purchase for a first time buyer or a buy to let investor.

The accommodation comprises: A welcoming entrance hallway with security door entry system and two built in cupboards, one houses the water tank and the other has wooden slatted shelving and contains the tumble dryer; The spacious lounge features a Juliet balcony with stunning view, offering ample space for a table and chairs as well as soft furnishings and other items of free-standing furniture; The dining kitchen has ample space for a dining table and chairs, is fitted with a range of light wood-effect base and wall units with contrasting grey work tops and coordinating grey and white tiled splashbacks, the free-standing washing machine, electric cooker and dishwasher will all remain; There are two double bedrooms, both of which have built in wardrobes and space for free standing furniture; Completing the accommodation is the stylish bathroom which has been fitted with a white three piece suite incorporating a shower over the bath, a wash hand basin set in a vanity unit with storage beneath and a WC as well as a heated towel rail and an extractor fan.

ACCOMMODATION

Lounge	3.94m x 4.28m
Dining Kitchen	3.94m x 3.04m
Bedroom One	4.12m x 3.04m
Bedroom Two	4.12m x 3.00m
Bathroom	2.32m x 1.90m

Outside: Externally, an allocated parking space is situated in the residents' car park.

AREA

Bucksburn lies to the north of the City and it is a popular residential suburb of Aberdeen. Easy access to both Asda and Tesco Supermarkets, Aberdeen Airport, Bridge of Don and Dyce Industrial Estates with a wide range of leisure and recreational facilities available close by. The City Centre can be easily reached by the regular public transport infrastructure.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Please telephone James & George Collie on 01224 572777.

DIRECTIONS

From George Street travelling north continue onto Powis Terrace and onto Great Northern Road; continue straight ahead at the Haudagain roundabout onto Auchmill Road and continue along. Take the third opening on the left signposted 'Northern Heights'.

