



45 Goodhope Gardens | Bucksburn | AB21 9NG

Well Presented Three Bedroom Semi-Detached Dwellinghouse

Offers Around £224,950

We offer for sale this well presented three bedroom semi-detached dwellinghouse situated within the recently completed Plaza development at Riverside Quarter. The property offers well designed and generous internal accommodation which has been finished to a high standard of decoration throughout being of a neutral colour palette. The property additionally offers further benefits such as a generous driveway for off street parking alongside further visitors parking in the development and large rear garden.

The accommodation comprises a lounge to the front of the property allowing space for a variety of furnishings. To the rear is the open plan kitchen and dining area, the kitchen is fitted with a wide range of stylish base and wall units providing both ample storage and work surface space. The dining area which, could also be utilised as further lounge/family space if so suited to the purchaser, features french doors opening to the rear garden and in turn filling the room with natural light. Access is also provided to the utility room with further fitted units and access to the side of the property. A cloakroom completes the accommodation on this level with a w.c. and wash hand basin.

To the first floor, there are three double bedrooms with the master bedroom being of particular generous size and also offering fantastic fitted wardrobes alongside an en-suite shower room offering a w.c. hand wash basin and shower enclosure. The further two double bedrooms are both of generous size and finished in an attractive neutral colour scheme. The family bathroom offers a white suite comprising of a w.c hand wash basin and shower over bath.

To the exterior the property offers a generous rear garden laid to lawn, fully enclosed with timber fencing with a further lawn area to the front and generous driveway as previously mentioned.

ACCOMMODATION

(Ground Floor)

- Lounge
12'6" x 11'8" (3.81m x 3.56m) approx.
- Kitchen/Dining
18'5" x 9'2" (5.61m x 2.79m) approx.
- Utility
6'7" x 6'1" (2.01m x 1.85m) approx.
- Cloakroom
5'9" x 4'4" (1.75m x 1.32m) approx.

(First Floor)

- Double Bedroom
8'8" x 9'4" (2.64m x 2.85m) approx.
- Double Bedroom
9'9" x 9'4" (2.97m x 2.85m) approx.
- Master Bedroom
11'9" x 10'7" (3.58m x 3.23m) approx.
- En-Suite
5'9" x 5'8" (1.75m x 1.73m) approx.
- Bathroom
5'6" x 7'" (1.68m x 2.13m) approx.

Gas Central Heating

Double Glazing

Driveway

Rear Garden

EPC Band - B



Hallway



Lounge



Kitchen



Kitchen/Dining



Utility Room



Cloakroom



Master Bedroom



En-Suite



Double Bedroom



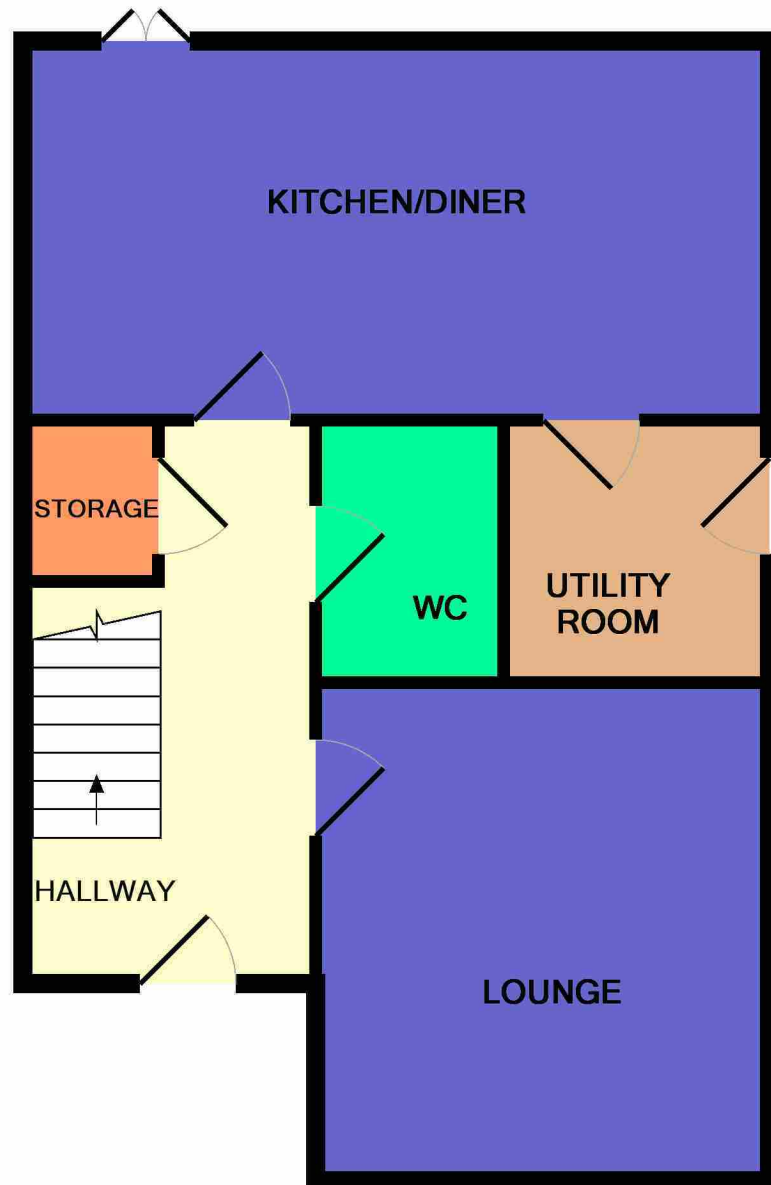
Double Bedroom



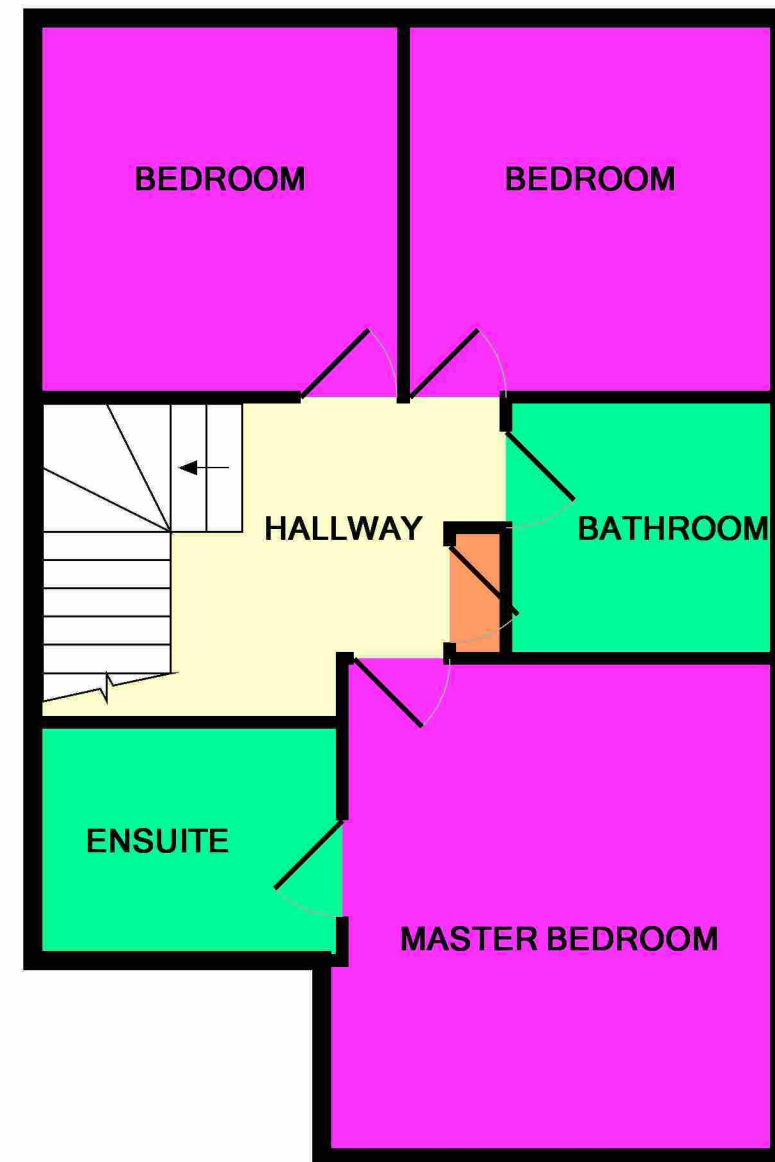
Bathroom



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling north on North Anderson Drive at the Haudagain roundabout continue straight ahead onto Mugiemoss Road; at the next roundabout continue straight ahead and the property is a short distance along on the left hand side.

Location: The Plaza is located in the sought after Riverside Quarter just minutes from the thriving city centre of Aberdeen. The property is close to a range of local leisure and recreational facilities including river and forest walks and well as a local gym. Aberdeen city centre is a short drive away, as are the oil related offices at Bridge of Don, Dyce and Aberdeen Airport and with the main Aberdeen Ring Road being located nearby most parts of Aberdeen are readily accessible. Public transport and shopping facilities are available nearby including Tesco Supermarket.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.