



Greenburn Nursery Greenburn Road | Bucksburn | AB21 9EP

Development Opportunity - Two Storey Semi Detached House

Offers Over £170,000

Situated within a pleasant semi-rural location, yet close to a host of amenities, we offer for sale this semi-detached property. Having previously been used as a nursery, this property offers a unique development opportunity with excellent potential to create a spacious family home.

The ground floor accommodation comprises two generous reception rooms, a kitchen, utility room and conservatory with French doors opening into the garden.

The staircase ascends to the first floor landing where access is provided to the partially floored loft space via a hatch and ramsay ladder. Also on this floor are two double bedrooms and a generous single bedroom with space for free-standing furniture.

To complete the home, the cloakroom with two piece white suite could easily be converted into a family bathroom.

The property enjoys a large garden to the rear of the property which is mainly laid to lawn with an area of patio. The single garage with up and over door is located to the front.

ACCOMMODATION

Ground Floor

Front Room

14'4" x 13'5" (4.37m x 4.09m) approx.

Back Room

14'2" x 12'3" (4.32m x 3.73m) approx.

Kitchen

12'1" x 7'4" (3.68m x 2.24m) approx.

Utility Room

7'5" x 5'9" (2.26m x 1.75m) approx.

Conservatory

13'0" x 11'7" (3.96m x 3.53m) approx.

First Floor

Front Room 1

14'3" x 11'9" (4.34m x 3.58m) approx.

Front Room 2

9'6" x 8'8" (2.9m x 2.64m) approx.

Back Room

13'2" x 12'9" (4.01m x 3.89m) approx.

Cloakroom

7'5" x 7'2" (2.26m x 2.18m) approx.

Please note this property is to be sold as seen.

Gas Central Heating

Double Glazing

EPC Band D



Front Room



Back Room



Kitchen



Conservatory



Front Room 1



Backroom



Front Room 2



Cloakroom



Garden



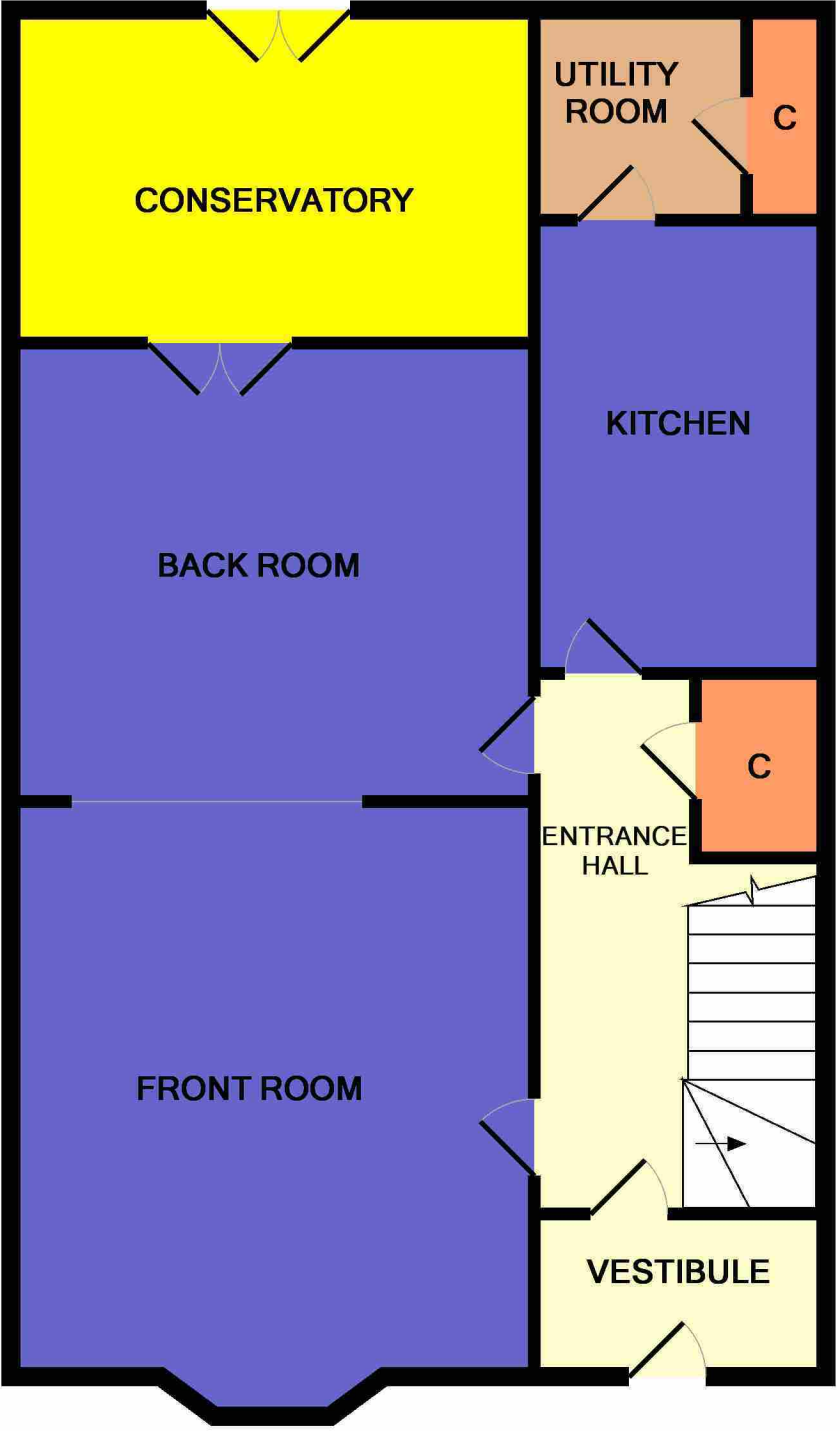
Garden



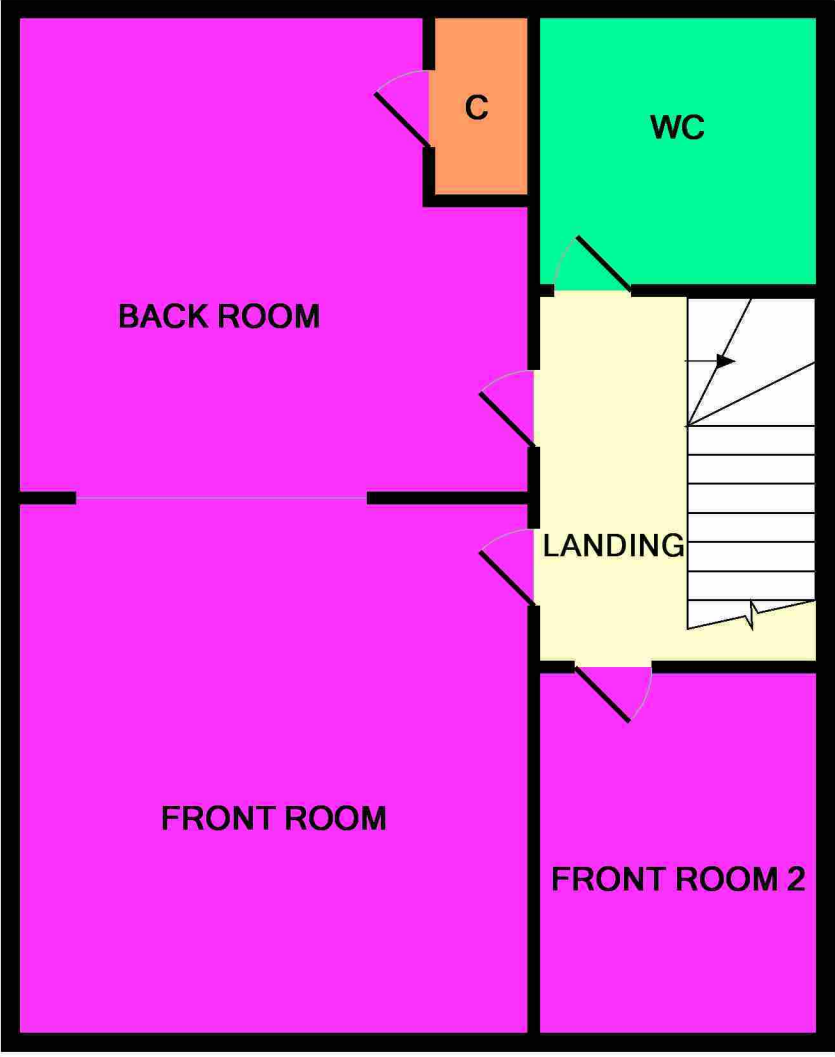
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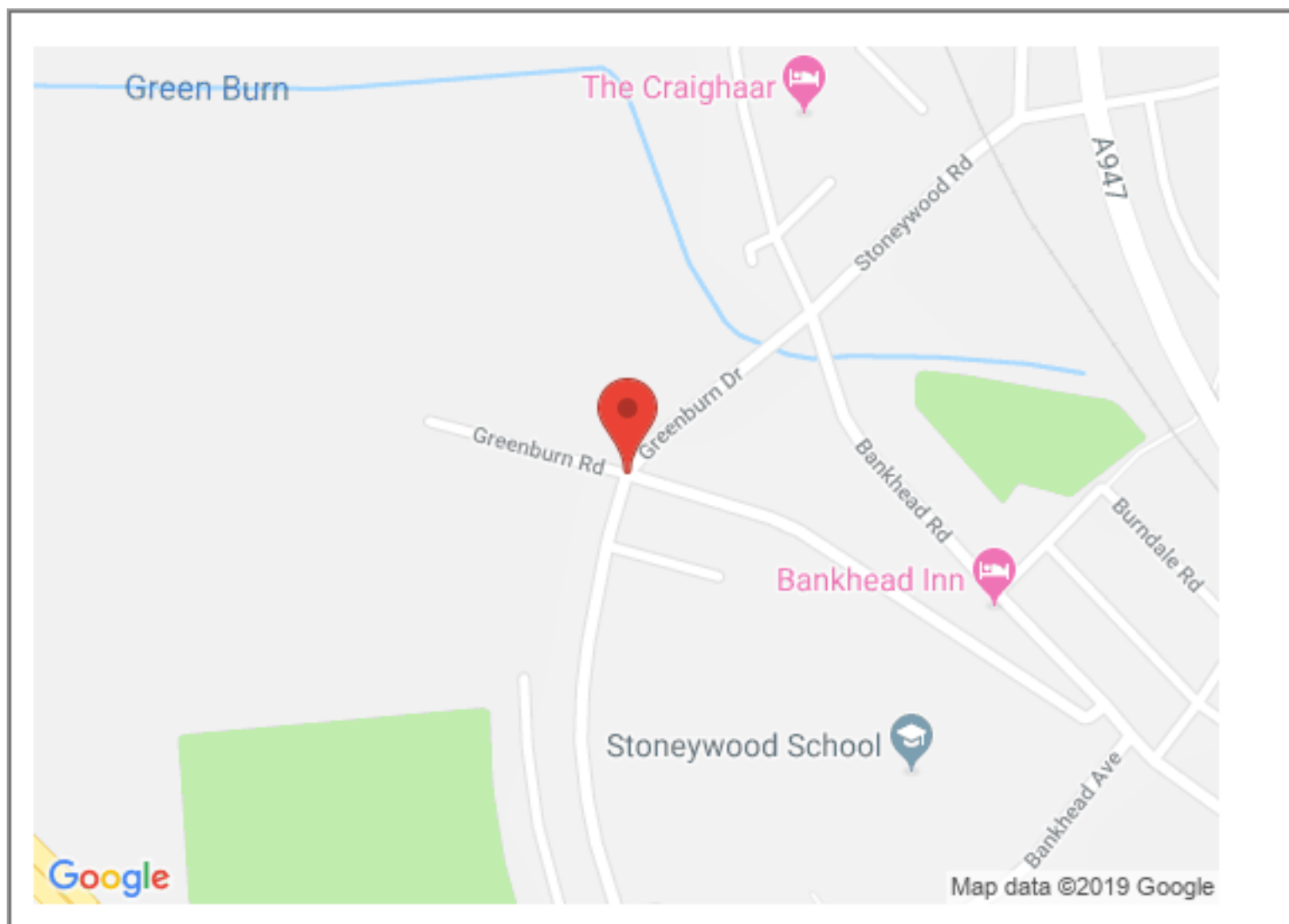
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travel along Auchmill Road towards Bucksburn, continuing onto the A96 Inverurie Road. Turn right at the traffic lights onto Dyce Drive and then right again onto Wellheads Drive. Take the first right onto Market Street and continue to the T junction. Turn left and Landers is on the left hand side.

Location

Greenburn House is within easy reach of local amenities at nearby at Bucksburn and Dyce including good shopping facilities, library, post office and a variety of restaurants, bars and cafes. Dyce railway station and Aberdeen Airport are easily accessible, as is Wellheads Industrial Estate. Schools serving the area are Stoneywood Primary and Bucksburn Academy.

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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.