



32 Hopetoun Grange
Bucksburn, Aberdeen, AB21 9RD

ledingham
chalmers
estate agency



Lounge



Dining kitchen

32 Hopetoun Grange Bucksburn, Aberdeen, AB21 9RD

Four bedroom detached family home

- Four bedroom detached family home
- Bright and spacious lounge
- Stylish dining kitchen
- Utility room
- Fully enclosed rear garden



Four beds.



Two bathrooms.



One public room.

Four bedroom detached family home

We are delighted to present for sale this lovely four bedroom detached family home with garage, set within the prestigious Hopetoun Park development.

Spanning two floors, this spacious property is an excellent purchase for the growing family within the popular residential area of Bucksburn.

Upon entering, the lounge is immediately accessed from the entrance hallway and is a bright and spacious room with pleasant front aspect. From there, the modern dining kitchen is situated at the rear of the property and is stylishly designed with contemporary white gloss units and contrasting wood effect worktops.

With ample space for dining furniture, the kitchen also has French doors which open into the fully enclosed rear garden.

Completing the accommodation is the utility room and cloakroom for convenient family living.

The first floor houses all four bedrooms and the family bathroom. Overlooking the front of the property, the generous master bedroom has ample space for free standing furniture and enjoys the added benefit of a stylish en suite shower room.

There are three further bedrooms, all of which are of generous proportion.

The family bathroom features a white three piece suite and is finished in natural, calming tones.

The rear garden, laid with artificial lawn, has a timber fence surrounding the space for extra security and privacy.

A lock block driveway provides convenient off-street parking and leads to the single garage with up and over door.



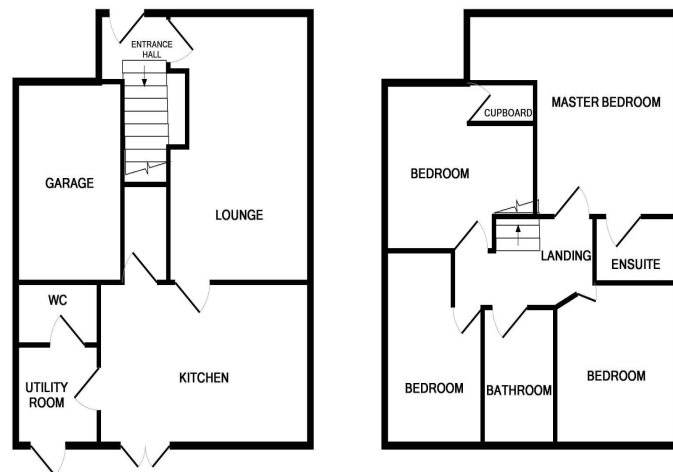
Master bedroom



Garden

Accommodation and plans

Lounge	16'7" x 10'8"	5.06m x 3.25m
Kitchen/Diner	16'6" x 10'1"	5.03m x 3.07m
Utility Room	6'3" x 5'9"	1.91m x 1.75m
Cloakroom	6'3" x 3'9"	1.91m x 1.14m
Master Bedroom	14'4" x 12'6"	4.37m x 3.81m
En Suite	6'2" x 5'8"	1.88m x 1.73m
Bedroom 2	8'5" x 8'4"	2.57m x 2.54m
Bedroom 3	10'6" x 8'1"	3.2m x 2.46m
Bedroom 4	11'0" x 8'5"	3.35m x 2.57m
Bathroom	8'3" x 5'10"	2.52m x 1.78m



Directions

Travelling from the main Aberdeen ringroad to the Haudagain roundabout. Proceed out Auchmill Road, then onto the A96 Aberdeen – Inverness road. At the roundabout with the Shell garage turn left into Sclettie Park and immediately right into Hopetoun Grange. Number 32 is located towards the top of the road on the right hand side.

Location

Bucksburn has its own range of excellent local amenities including shopping, recreational and leisure facilities and excellent primary and secondary schools. It is well placed for easy access to Dyce, Aberdeen Airport and also Bridge of Don where many of the industrial and oil related complexes are situated. There are also good public transport facilities making the city centre easily accessible.

Arrange a viewing

Viewing By Appointment Telephone 07778 996638 or 07437 019321 or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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4 Alford Place, Aberdeen
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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 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.