



20 Craigiebuckler Drive | Aberdeen | AB15 8SE

Three Bedroom Semi Detached Family Home - Below Home Report Value

Offers Around £299,950

Set on an attractive tree-lined street, we offer for sale this three bedroom semi-detached dwellinghouse. The property offers a great level of accommodation across two floors, finished with neutral decor and combining excellent living space with generous bedrooms.

The home is entered into the hallway which benefits from an under-stair cupboard and convenient cloakroom with two piece suite. The front facing lounge is decorated in neutral tones with a large front facing window and shelved alcove. Continuing to the rear of the property, a large open plan kitchen and living space is sure to be the hub of the home, ideal for everyday family life and entertaining alike. The kitchen has been fitted with a range of quality units overlaid with hardwood work surfaces, incorporating an integrated dishwasher and a range cooker. The open plan family and dining area is naturally bright with ample space for living furniture, finished with laminate flooring.

The carpeted staircase ascends to the first floor landing, giving access to the remaining accommodation. There are two double bedrooms which are both generously proportioned and offer space for a range of free-standing furniture, one of which also boasts a built-in wardrobe offering useful storage space. The third bedroom is set to the front of the home, making an ideal children's bedroom.

The home is completed by the family bathroom which is fitted with a three piece white suite with mains shower over the bath, finished with tiled areas and a chrome heated towel rail.

Outside, the garden to the front is mainly laid with stone chips for ease of maintenance, with mature bushes and shrubs. The driveway to the side provides useful off-street parking and leads to the integral garage with up and over door. The enclosed rear garden is laid with area of lawn, patio and decking with planted borders and a timber shed which is to remain.

BELOW HOME REPORT VALUE

ACCOMMODATION

Ground Floor

Lounge

16'8" x 12'5" (5.08m x 3.79m) approx.

Kitchen

15'1" x 10'4" (4.6m x 3.15m) approx.

Dining / Family Room

23'6" x 10'9" (7.16m x 3.28m) approx.

Cloakroom

5'2" x 2'9" (1.58m x .84m) approx.

First Floor

Bedroom

12'6" x 12'4" (3.81m x 3.76m) approx.

Bedroom

12'6" x 11'7" (3.81m x 3.53m) approx.

Bedroom

9'4" x 7'7" (2.85m x 2.31m) approx.

Bathroom

8'3" x 6'6" (2.52m x 1.98m) approx.

Gas Central Heating

Double Glazing

EPC Band D



Hallway



Lounge



Lounge



Dining / Family Room



Dining / Family Room



Bedroom



Bedroom



Bedroom



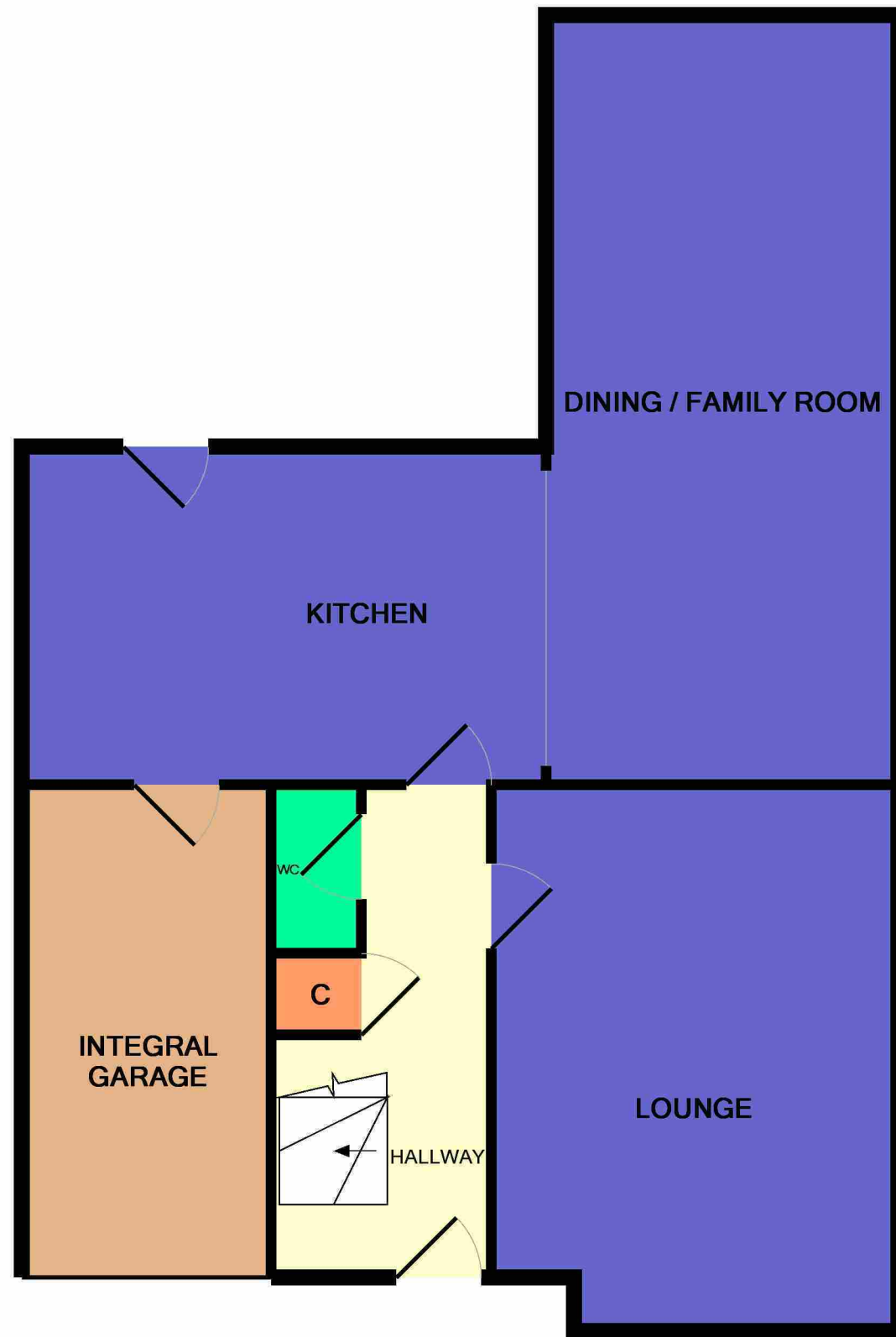
Bathroom



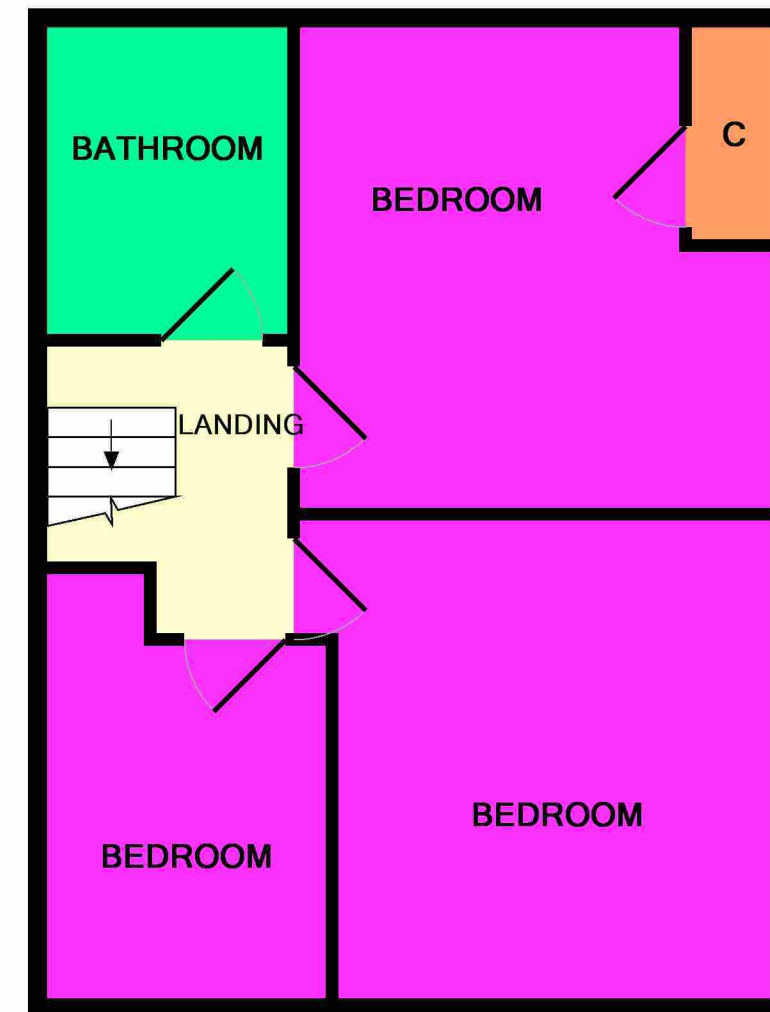
Garden



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Leave Aberdeen city via Albyn Place and Queens Road crossing the roundabout at Anderson Drive and continuing along Queens Road. Turn left in to Springfield Road, continue ahead turning right just before the petrol station in to Craigiebuckler Avenue. Craigiebuckler Drive is third on the left.

Location

Craigiebuckler is a popular and well established residential area with a wealth of amenities within walking distance including reputable nursery, primary and secondary schools. Well placed for the hospital complex at Foresterhill, Anderson Drive is easily accessible therefore are the business centres to the north and south of the city and Aberdeen Airport. The city centre is some five minutes drive from the property and regular public transport is readily available.

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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.