



Landers Greenburn Road | Bucksburn | AB21 9UA

Development Opportunity - Two Storey Semi Detached House

**Offers Over £175,000**

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 an office, 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 cloakroom with two piece white suite.

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

To complete the home, the bathroom with three piece white suite is located to the rear with an opaque window.

The property enjoys a large garden to the rear of the property and a single garage with up and over door is located to the front.

ACCOMMODATION

Ground Floor

Front Room

15'9" x 13'5" (4.8m x 4.09m) approx.

Back Room

14'4" x 11'8" (4.37m x 3.56m) approx.

Kitchen

12'2" x 7'5" (3.71m x 2.26m) approx.

Utility Room

6'9" x 5'5" (2.06m x 1.65m) approx.

Cloakroom

6'9" x 2'0" (2.06m x .61m) approx.

First Floor

Front Room 1

13'6" x 13'0" (4.12m x 3.96m) approx.

Front Room 2

9'7" x 8'7" (2.92m x 2.62m) approx.

Back Room

13'4" x 12'7" (4.07m x 3.84m) approx.

Bathroom

7'6" x 7'2" (2.29m x 2.18m) approx.

Please note this property is to be sold as seen.

Double Glazing

Gas Central Heating

EPC Band D



**Hallway**



**Front Room**



**Back Room**



**Kitchen**



**Kitchen**



**Utility Room**



**Front Room 1**



**Back Room**



**Front Room 2**



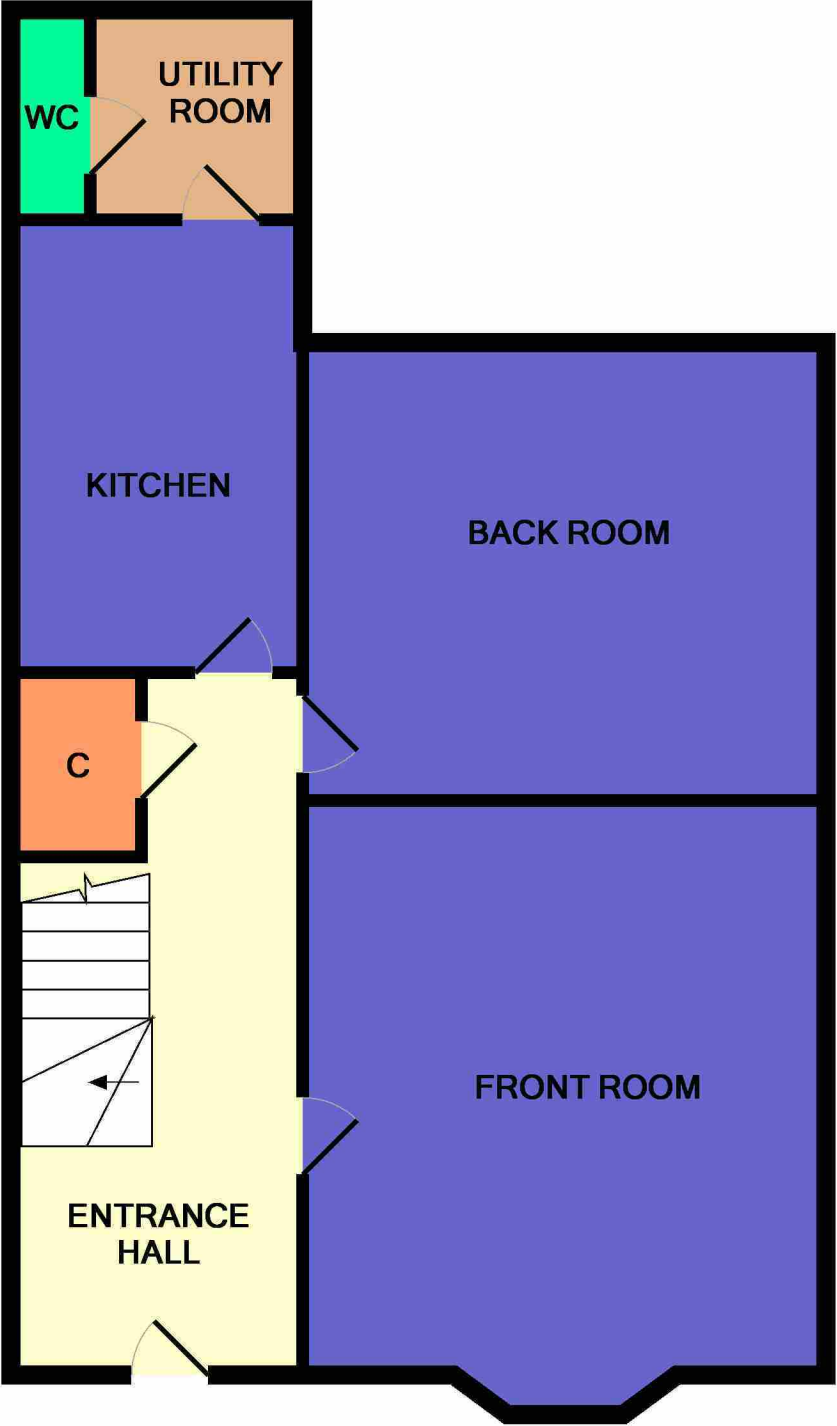
**Bathroom**



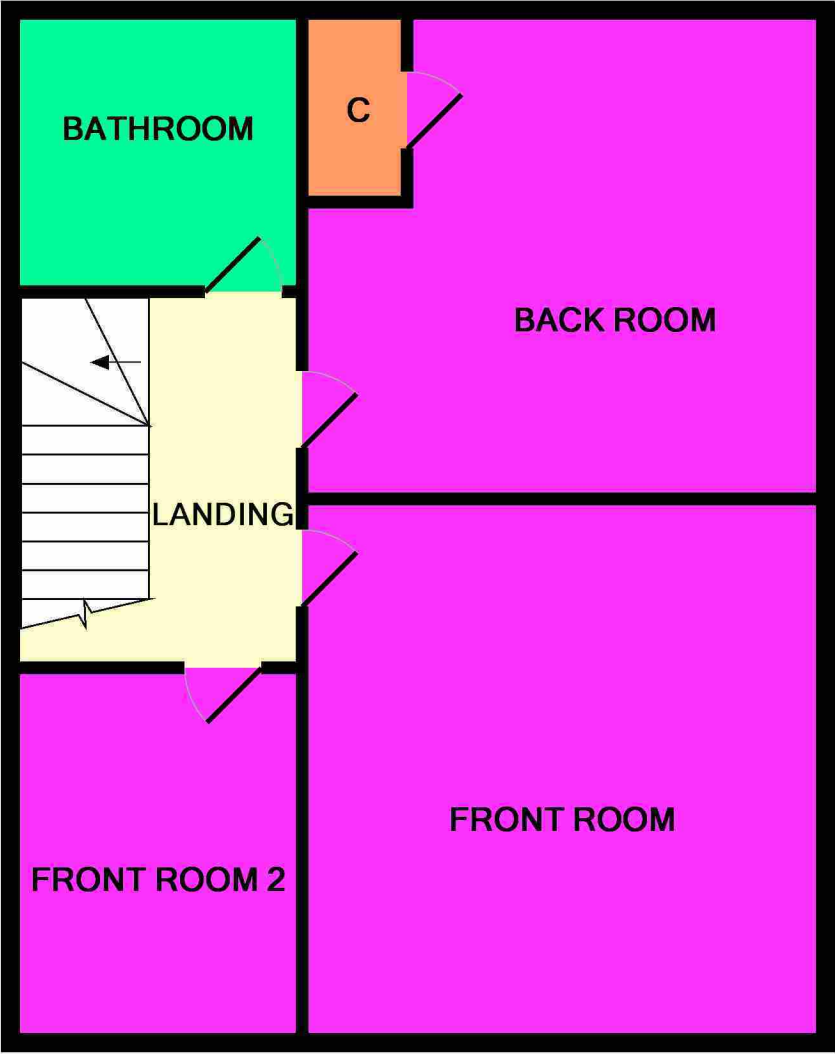
**Garden**



**Garden**



GROUND FLOOR



1ST FLOOR

Floorplan

Viewing By Arrangement with Ledingham Chalmers on 01224  
632500

### 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 Stoneycroft 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.