



32 Hopetoun Grange | Bucksburn | Aberdeen | AB21 9RD

Four Bedroom Detached Family Home

Offers Over £259,000

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.

Ground Floor

Lounge

16'7" x 10'8" (5.06m x 3.25m) approx.

Kitchen/Diner

16'6" x 10'1" (5.03m x 3.07m) approx.

Utility Room

6'3" x 5'9" (1.91m x 1.75m) approx.

Cloakroom

6'3" x 3'9" (1.91m x 1.14m) approx.

First Floor

Master Bedroom

14'4" x 12'6" (4.37m x 3.81m) approx.

En Suite

6'2" x 5'8" (1.88m x 1.73m) approx.

Bedroom 2

8'5" x 8'4" (2.57m x 2.54m) approx.

Bedroom 3

10'6" x 8'1" (3.2m x 2.46m) approx.

Bedroom 4

11 '0" x 8'5" (3.35m x 2.57m) approx.

Bathroom

8'3" x 5'10" (2.52m x 1.78m) approx.

Gas Central Heating

Double Glazing

Single Garage

EPC Band C



Lounge



Dining Kitchen



Dining Kitchen



Cloakroom



Master Bedroom



En Suite



Bedroom



Bedroom



Bedroom



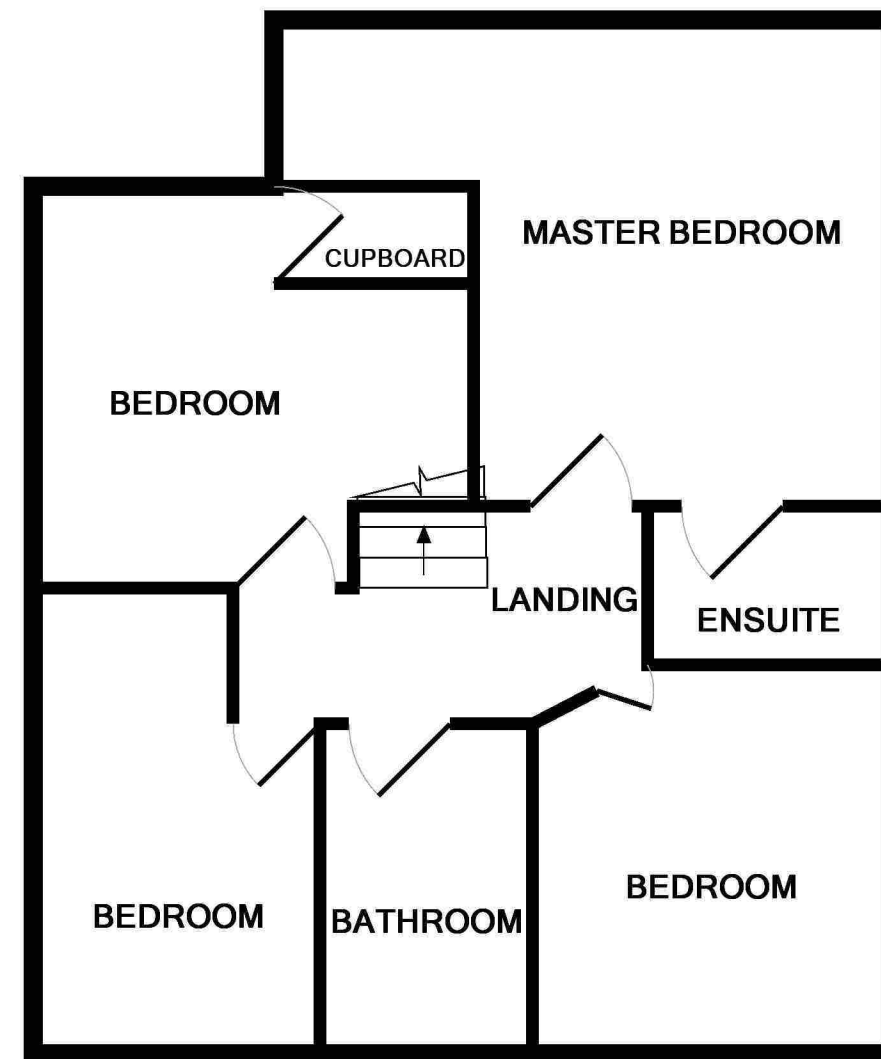
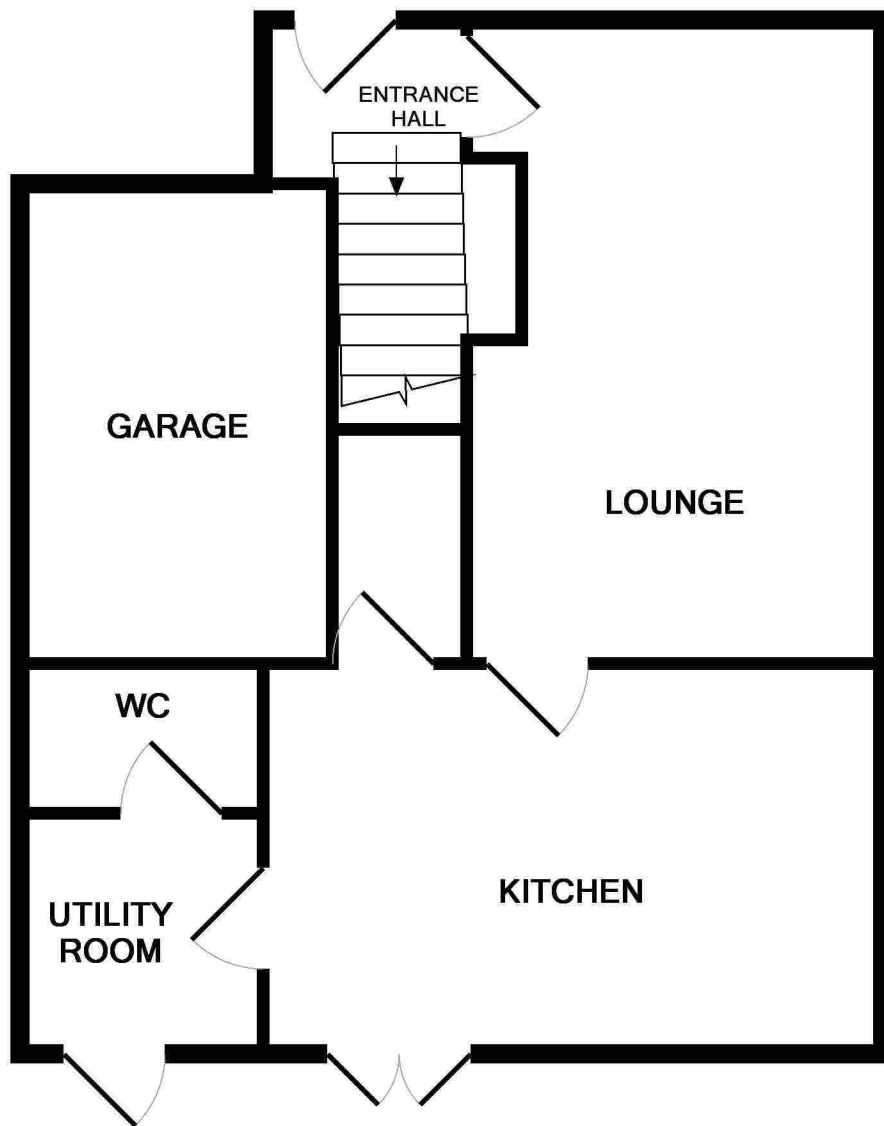
Bathroom



Garden



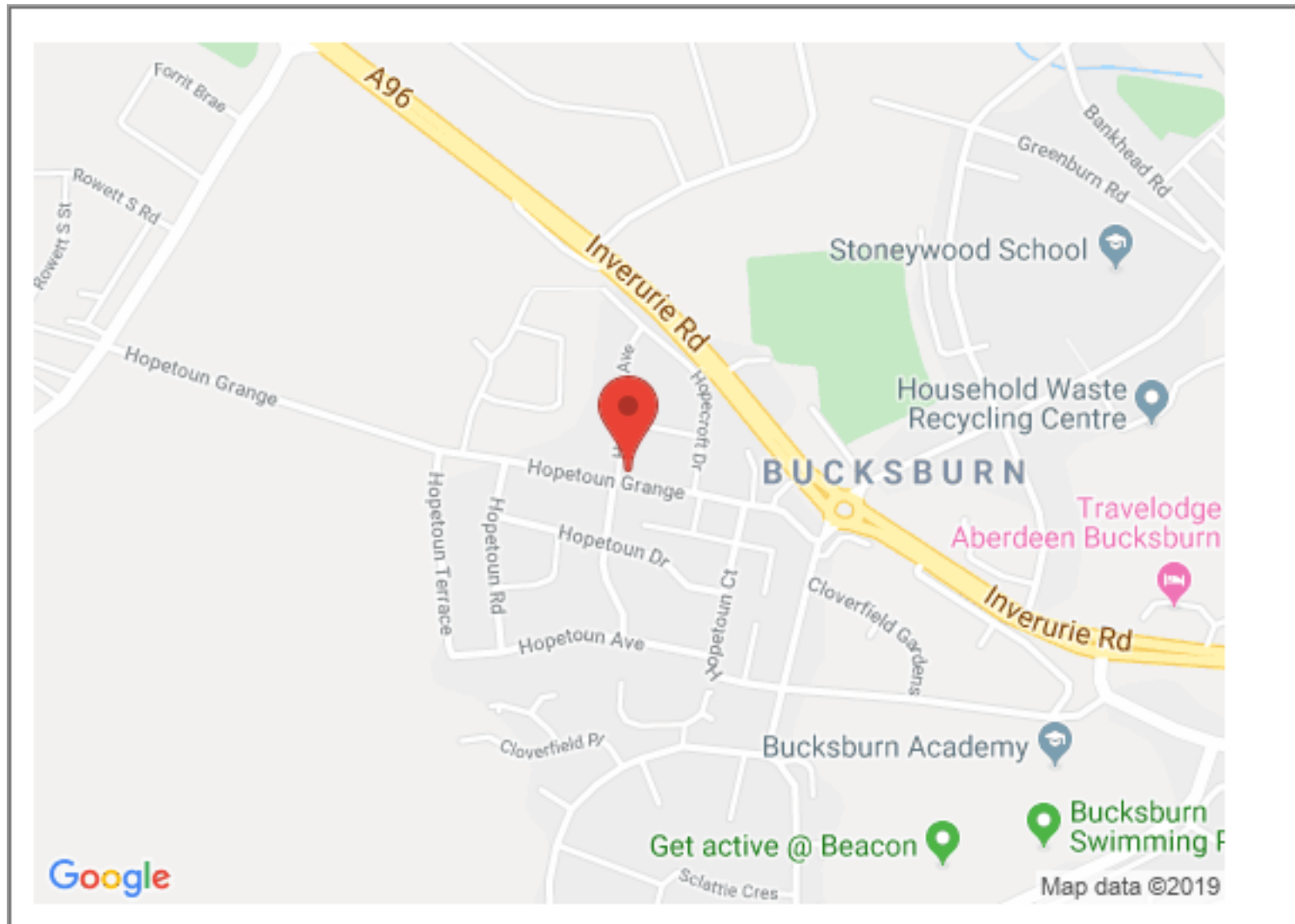
Garden



Floorplan

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

Property location



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 Scattie 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.

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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.