



33 Mugiemooss Road | Bucksburn | AB21 9HE

Two Bedroom Ground Floor Flat with Large Exclusive Driveway

Offers Over £115,000



We are delighted to offer for sale this well presented two bedroom ground floor flat in a popular city location which offers the rare benefit of a large private parking area exclusive to the property. The property offers the opportunity for a purchaser to take occupancy with the utmost of ease and minimum of inconvenience due to its modern and stylish decor throughout and offers many further sought after features such as a private area within the large rear garden. Undoubtedly the property will present an ideal purchase for a wide range of potential buyers.

The property firstly comprises of a welcoming entrance hallway which in turn provides access to the remaining accommodation throughout. The lounge is a generously sized public room with a pleasant outlook to the front which can accommodate a wide range of furnishings. The room features a gas fire place within an attractive setting and a large window which in turn floods the room with natural light creating a bright and airy atmosphere.

The kitchen is another generously sized room which has been fitted with a substantial range of base and wall units providing ample storage and work surface space along with further space for free-standing white goods and a large storage cupboard.

The master bedroom features a range of fitted storage with both wardrobe and overhead space whilst also easily providing space for further furnishings. The second bedroom is situated to the rear and again offers a range of fitted storage facilities. The bathroom has been fitted with a modern white suite comprising a w. c., hand wash basin and shower over bath with surround aqua panelling.

As previously mentioned, the property offers the unique benefit of a large driveway to the right of the building which offers parking for several vehicles and is exclusive to the property itself. To the rear, the private garden space for the property is easily identified thanks to the surrounding timber fencing, with the area having been laid to lawn. Additionally there is an exclusive storage shed ideal for further storage.

ACCOMMODATION

- Lounge  
14'3" x 12'3" (4.34m x 3.73m) approx.
- Kitchen  
13'9" x 10'10" (4.19m x 3.3m) approx.
- Double Bedroom  
8'9" x 8'9" (2.67m x 2.67m) approx.
- Double Bedroom  
12'3" x 11'5" (3.73m x 3.48m) approx.
- Bathroom  
5'9" x 5'9" (1.75m x 1.75m) approx.

Gas Central Heating

Double Glazing

Large Exclusive Parking Area

Rear Private Garden Area

EPC Band - D





**Lounge**





**Kitchen**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





**Bathroom**





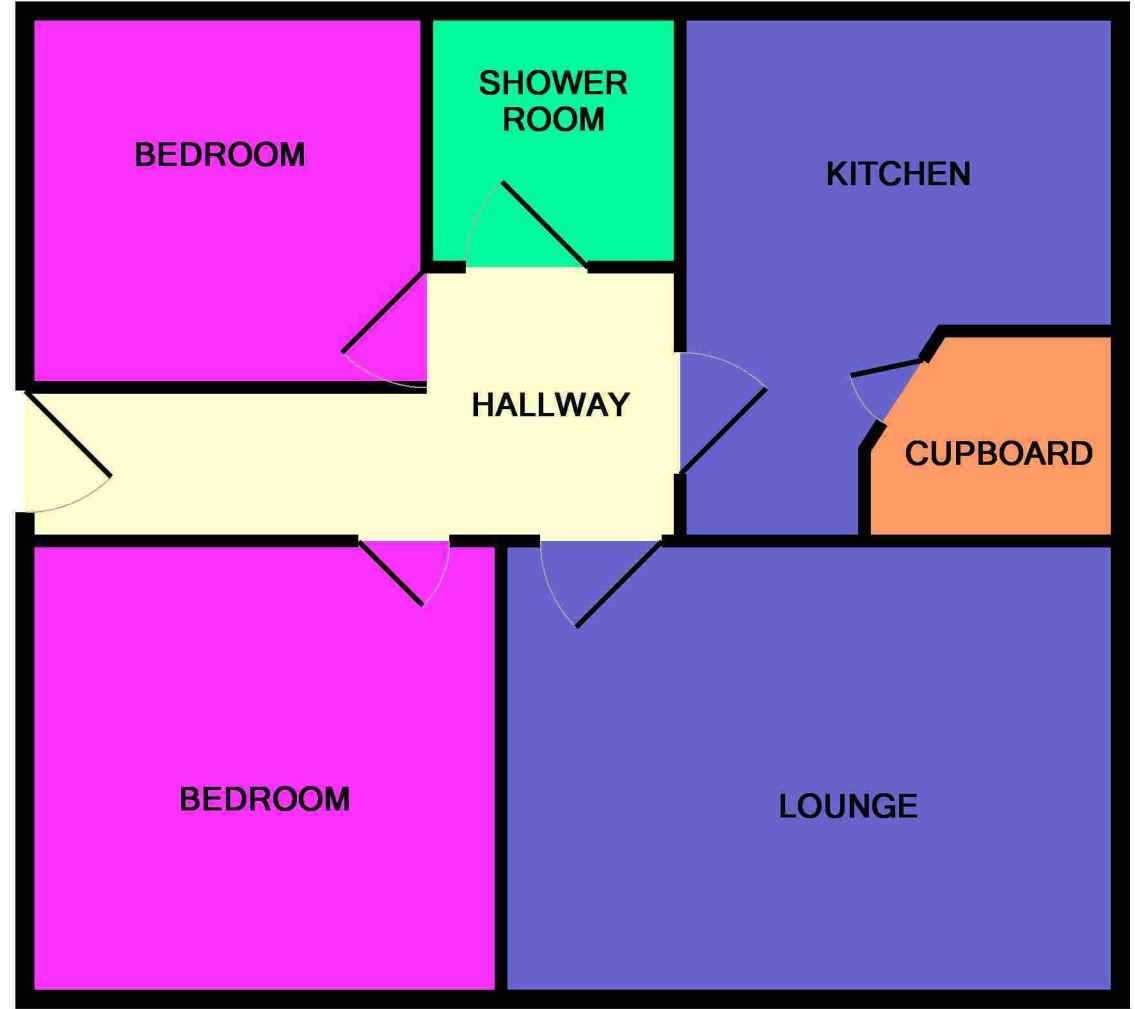
**Front External**





**Garden**





**Floorplan**



Viewing By Appointment Telephone 07841 729667 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



**Directions** From Aberdeen head north on Great Northern Road to Haudagain roundabout. Take the third exit off the roundabout onto Mugiemoss Road. Continue straight at the roundabout, keeping on Mugiemoss Road following this road for some time with no 30 located on the right hand side.

**Location** Bucksburn is ideally located for access to the city centre, Dyce, Aberdeen airport and Bridge of Don, with regular public transport facilities making for an easy commute. The area has its own range of amenities including shopping and leisure facilities, as well as primary and secondary schooling.

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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.