



32 Middlemuir Place | Bucksburn | AB21 9WB

One Bedroom End Terraced Bungalow

**Offers Over £110,000**



We offer for sale this one bedroom end terraced bungalow in the ever popular area of Bucksburn. The property offers well proportioned accommodation throughout which has been finished in an attractive neutral decor and would easily allow for a purchaser to take occupancy with the utmost of ease.

The property would undoubtedly be the ideal opportunity for a first time buyer or potential buy to let investor.

The accommodation firstly comprises of a lounge to the front of the property which enjoys a bright aspect overlooking the front garden. The room can easily accommodate a wide range of furniture and provides access to both the kitchen and main hallway. The kitchen has been fitted with a substantial range of base and wall units providing space for white goods and potential dining space also, a further very attractive feature.

The main hallway provides access to the double bedroom, a generous room which benefits greatly from fitted storage. Additionally there is a large storage room accessed from the hallway which could easily provide further wardrobe space or general storage. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

Additionally, the property boasts a fully floored loft fitted with light making this an ideal space for further storage. The property also benefits from a garden to the front.

ACCOMMODATION

- Lounge  
11'5" x 13'7" (3.48m x 4.14m) approx.
- Kitchen  
12'4" x 8'3" (3.76m x 2.52m) approx.
- Double Bedroom  
10'9" x 10'4" (3.28m x 3.15m) approx.
- Bathroom  
6'7" x 6'" (2.01m x 1.83m) approx.

Gas Central Heating

Double Glazing

Garden

EPC Band - F





**Lounge**





**Lounge**





**Kitchen**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





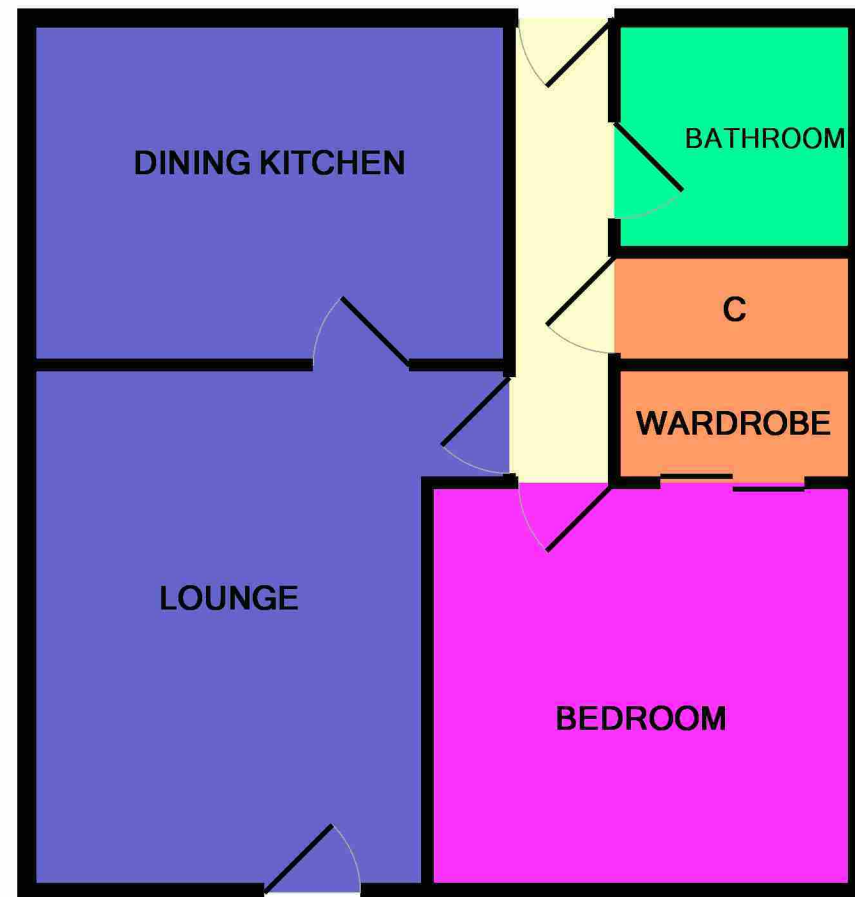
**Bathroom**





**Garden**

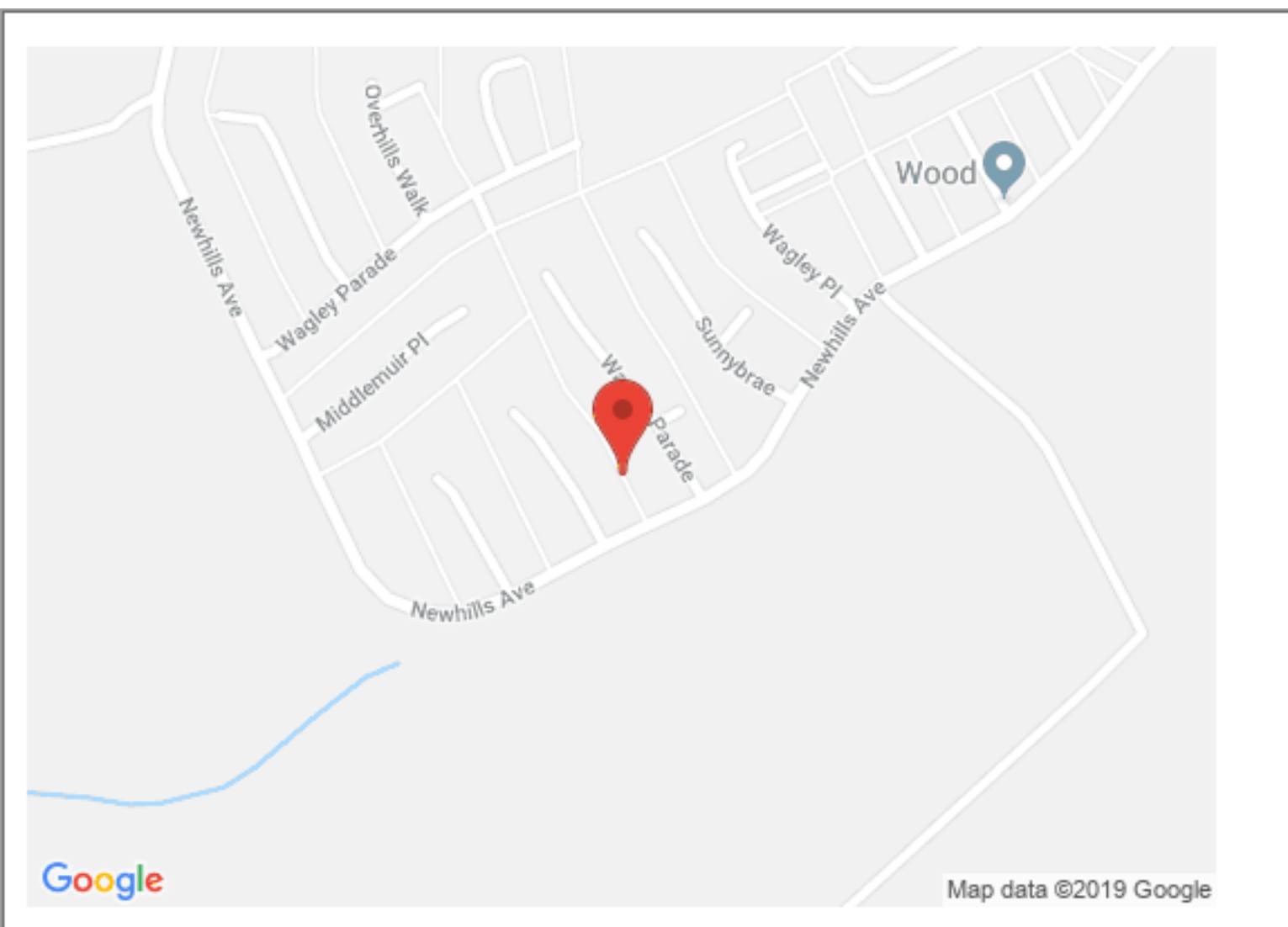




**Floorplan**



### Property location



Directions: Travel from Aberdeen on the main Aberdeen – Inverurie Road (A96). On entering Bucksburn take the slip road onto the main Inverurie Road, after passing the Police Station. Take a left into Kepplehills Road and continue ahead for some distance. Upon reaching open countryside, take a left onto Newhills avenue and continue ahead for some distance where Middlemuir Place is on the right.

Location: The suburb of Bucksburn has its own range of local shopping facilities including a mini market, Post Office, chemist and butcher. There are also excellent primary and secondary schools and close by is the Beacon Leisure Centre and swimming pool. Bucksburn is a particularly convenient location for those commuting to Dyce, Aberdeen Airport and also the back road across to Kingswells and Westhill where many of the oil related offices are situated.

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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.