



**12 Eastside Gardens**  
Bucksburn, Aberdeen, AB21 9SN

ledingham  
chalmers  
estate agency





Lounge



Kitchen

**12 Eastside Gardens  
Bucksburn, Aberdeen, AB21 9SN**

**Three Bedroom semi - detached bungalow**

- Semi-detached bungalow
- Three good sized bedrooms
- Lovely tranquil location
- Sizeable garden grounds
- Electric heating and double glazing



**Three beds.**



**One bathroom.**



**One public room.**



## Three Bedroom semi - detached bungalow

We are delighted to offer for sale this three bedroom semi detached bungalow in the popular area of Bucksburn which boasts great links to Dyce and Aberdeen City Centre.

The property is well proportioned throughout and benefits from a light and airy feel.

The entrance hall is spacious and welcoming with access to the loft space above and two large storage cupboards.

The spacious lounge enjoys views over the private front garden and benefits further from a feature fire place. The alcove areas either side of the fire place would be a great place of shelving or set back furniture.

The kitchen is bright and airy, with fitted wall and base units in place. A sizeable cupboard would make a great larder.

Three bedrooms are accessed from the hall with the master bedroom and bedroom two having views over the rear garden, the master bedroom benefiting further from two built-in cupboards. Bedroom three can be found next to the family bathroom, which is fitted with a three piece suite including a shower over the bath.

To the outside the property benefits from sizeable front and rear gardens, with both having generous areas of lawn. The rear garden benefits from a drying area and shed, which will remain as part of the sale.

A garage can be available to be sold with the property.



Bedroom one

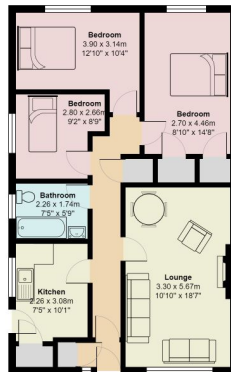


Rear garden

## Accommodation and plans

Lounge	10'10" x 18'7"	3.3m x 5.67m
Kitchen	7'5" x 10'1"	2.26m x 3.07m
Bedroom one	8'10" x 14'8"	2.69m x 4.47m
Bedroom two	12'10" x 10'4"	3.91m x 3.15m
Bedroom three	9'2" x 8'9"	2.79m x 2.67m
Bathroom	7'5" x 5'9"	2.26m x 1.75m

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## Directions

Leaving Aberdeen take the A96 Aberdeen to Inverness road. Continue straight, taking the first left opposite the Teca building. Following the road and taking your third right onto Rowett South Road and first left onto Eastside Gardens.

## Location

Bucksburn is a popular and mature residential area which is well served by local shops, public transport facilities, Primary and Secondary Schools, with the area offering easy access to Aberdeen city by a variety of arterial routes and also being convenient for the recently opened AWPR.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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[Icea.com](http://Icea.com)

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 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.