



**33c Mugiemoss Road**  
Aberdeen, AB21 9HE

ledingham  
chalmers  
estate agency





Lounge



Kitchen



Hallway

**33c Mugiemooss Road  
Aberdeen, AB21 9HE**

**Beautiful three bedroom first floor flat in  
walk-in condition**

- Superb first time buyer opportunity
- Versatile three bedroom first floor flat
- Well presented throughout with modern decor
- Well appointed kitchen and bathroom
- Close to all local amenities
- Garden, gas central heating and double glazing



**Three beds.**



**One bathroom.**



**One public room.**



## Beautiful three bedroom first floor flat in walk-in condition

Situated in a most convenient location within the popular suburb of Bucksburn, we are delighted to present for sale this immaculate three bedroom first floor flat. Featuring the modern comforts of gas central heating and double glazing, this beautiful flat has been presented in modern soft airy tones with co-ordinating wood flooring and carpeting. Any buyer looking for a property in walk- in condition will not be disappointed.

The property is conveniently placed for a range of local amenities, public transport links and for commuting to both Dyce, Bridge Of Don and Aberdeen City Centre. There is an expansive rear garden laid mostly to lawn.

The spacious entrance hallway benefits from built in storage, security entry handset and the quality wooden flooring flows through the hallway and in to the light and airy lounge.

Situated to the front of the property, the lounge is a particularly attractive room with a working fireplace as the main focal point and ample room for a range of free standing furniture. The overall decor is fresh and crisp with the large window allowing a high degree of natural light to flood in.

The kitchen is fitted with a range of cream wall and base units. The electric oven and hob are inset, as are other white goods, the attractive splash back tiling and ceiling spotlights completes the look.



Bedroom one



Bedroom two





Bathroom

There is two excellent sized double bedrooms both have been equally immaculately presented and a further single bedroom makes the ideal work from home office or dressing room. Completing the accommodation is the family bathroom which is fitted with modern white three piece suite.

Externally, the property benefits from an exclusive garden area, a shared drying green and outhouse which provides additional storage space.

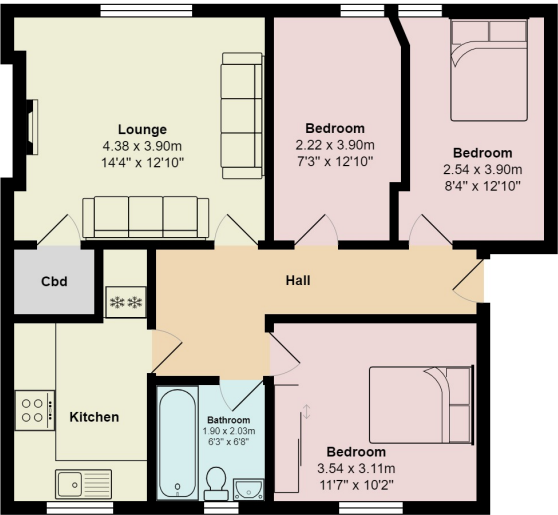


Garden

# Accommodation and plans

Lounge	14'4" x 12'10"	4.37m x 3.91m
Kitchen	9'10" x 6'2"	3m x 1.88m
Bathroom	6'3" x 6'8"	1.91m x 2.03m
Bedroom one	11'7" x 10'2"	3.53m x 3.1m
Bedroom two	8'4" x 12'10"	2.54m x 3.91m
Bedroom three	7'3" x 12'10"	2.21m x 3.91m

33C Mugiemooss Road



## Directions

When travelling from Aberdeen, proceed northwards on Anderson Drive onto North Anderson Drive until you reach the Haudagain Roundabout. Turn left along Auchmill Road and travel for about a mile until you reach Bucksburn. Turn right onto Oldmeldrum Road and then right again onto Mugiemooss Road.

## Location

Mugiemooss Road is a location which offers easy access to most parts of Aberdeen city by the Aberdeen Ring Road, which can be accessed nearby. Excellent shopping facilities are available at nearby Danestone, Bridge of Don and Bucksburn, with a Tesco Superstore at Danestone, Asda Superstore at Bridge of Don and Lidl at Bucksburn. The location is also well served by various other local shops and by public transport facilities, with the location also being extremely convenient for the Airport and the various oil-related offices.

## Arrange a viewing

Viewing By appointment telephone 07949374094 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.