



7 Hopetoun Green | Aberdeen | AB21 9QX

Three Bedroom Semi Detached Dwellinghouse

**Offers Over £180,000**



We are delighted to present for sale this generously proportioned three bedroom semi detached dwellinghouse situated in the ever popular residential area of Bucksburn. The property offers well maintained accommodation throughout that is likely to suit a wide range of potential purchasers with internal viewing being highly recommended to fully appreciate the space and location on offer. The property has been recently fitted with new carpets in a wide range of rooms adding to the ease and convenience of the purchaser to take occupancy.

The accommodation firstly comprises a spacious lounge to the front of the property allowing space for a wide range of furniture centred around the fire place currently decorated with electrical lights but fittings available for a gas fireplace to be installed by a gas engineer. The room benefits from a large window the front filling the room with natural light along with sliding doors to the dining/kitchen area creating a desirable open flow to the property which can also be easily separated when required. The dining area offers plentiful space for a full dining table or further family lounge area depending on the purchasers requirements and is set to open plan with the kitchen. The kitchen has been fitted with a wide range of base and wall units allowing plentiful storage and leads to the utility room, an incredibly useful space which in turn grants access to the rear and integral garage. The dining area also leads to the sun room, a wonderful addition with a fantastic outlook over the rear garden. To complete the accommodation on this level is a cloakroom fitted with a w.c and hand wash basin.

The upper floor provides two very generous double bedrooms, both of which offers considerable fitted storage whilst also providing plentiful space for free standing furniture. Both rooms benefit from large windows offering fantastic views and creating lovely bright rooms. The third bedroom situated to the end of the hallway is smaller in size accommodating a single bed or making the ideal study or nursery. The shower room has been fitted with a white suite comprising a w.c., hand wash basin and enclosed shower cubicle.

To the exterior, the property offers a lovely rear garden being well maintained offering a large lawn area with various mature shrubbery. Additionally there is a driveway to the front of the property leading to the integral garage offering both power and light.

ACCOMMODATION

- Lounge  
12'3" x 15'2" (3.73m x 4.62m) approx.
- Dining Room  
12'3" x 12'6" (3.73m x 3.81m) approx.
- Kitchen  
10'3" x 9'9" (3.12m x 2.97m) approx.
- Sun Room  
7'3" x 7'8" (2.21m x 2.34m) approx.
- Utility Room  
9'6" x 5'2" (2.9m x 1.58m) approx.
- Cloakroom  
4'7" x 3'1" (1.4m x .94m) approx.
- Double Bedroom  
10'9" x 11'1" (3.28m x 3.38m) approx.
- Double Bedroom  
11'9" x 11'3" (3.58m x 3.43m) approx.
- Bedroom  
7'4" x 7'2" (2.24m x 2.18m) approx.
- Shower Room  
7'2" x 7'2" (2.18m x 2.18m) approx.

Gas Central Heating

Double Glazing

Driveway and Garage

Rear Garden

The sale price is to include all floor coverings, light fittings, curtains and blinds with the remaining furniture also being available by further negotiation.

EPC Band - D



Lounge





Lounge





**Dining Area/Kitchen**





**Kitchen**





**Sun Room**





**Cloakroom**





**Double Bedroom**





**Double Bedroom**





**Bedroom**





**Shower Room**





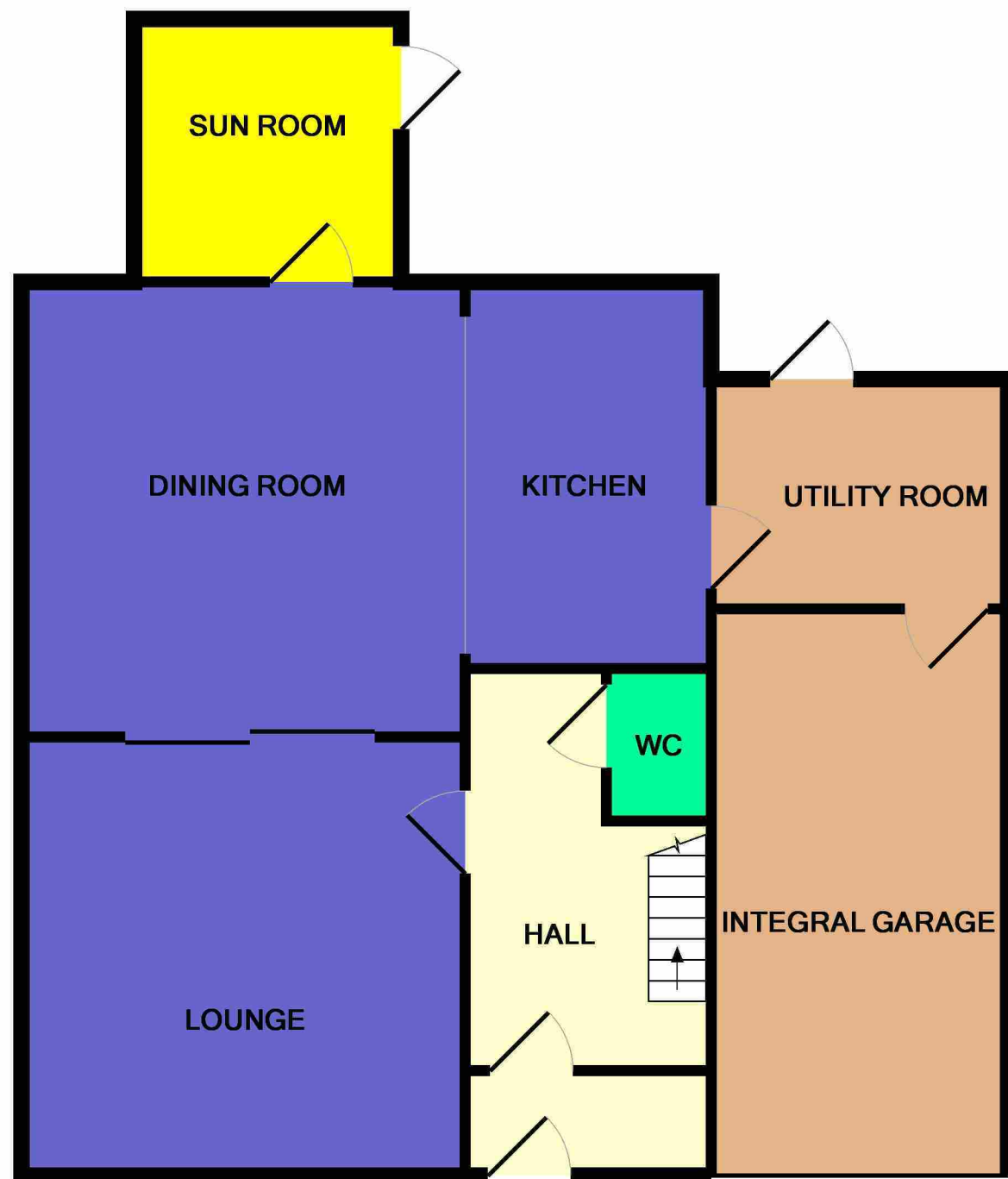
**Garden**



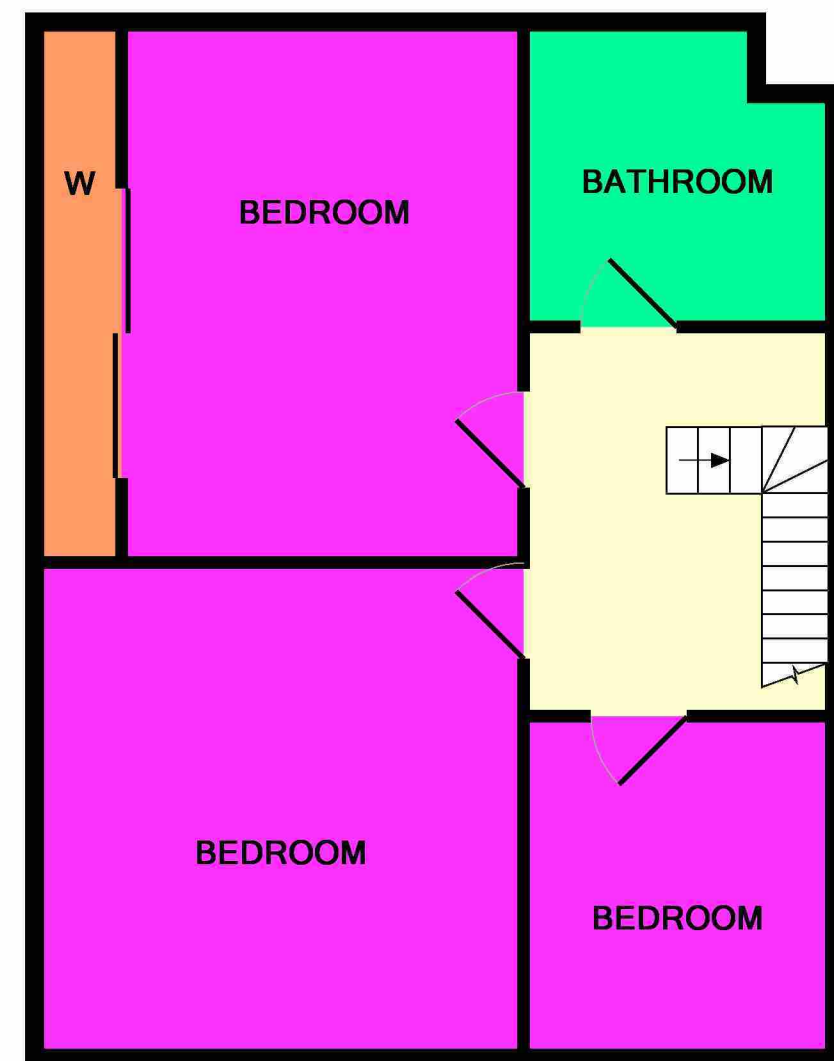


**Garden**





GROUND FLOOR



1ST FLOOR

## Floorplan



### Property location



Directions: From Aberdeen travel north on Anderson Drive and left at the Haudagain Roundabout on to Auchmill Road. Proceed to Bucksburn and travel straight on at the traffic lights and left at the roundabout on to Inverurie Road (McDonalds). Proceed to the next roundabout (Shell Garage). Turn left and then right after the small row of shops. Take the third opening on your left and Hopetoun Green is a short distance along on your right.

Location: Bucksburn is a well established residential area and enjoys excellent amenities including shops, a swimming pool, community centre, and primary and secondary education. It is also worth noting the property has almost immediate access to the A96 and now to the new Aberdeen Western Peripheral Route. The city centre is easily accessible either by car or public transport and the subjects are well placed for easy commuting to the office and industrial complexes located at the Bridge of Don, Dyce and Aberdeen Airport.

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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.