



35 Sclattie Place | Bucksburn | AB21 9QB

Three Bedroom Semi Detached Family Home

Offers Over £165,000



## ACCOMMODATION

### Ground Floor

Entrance Vestibule

Hallway

Lounge

14'6" x 13" (4.42m x 3.96m) approx.

Dining Kitchen

14'6" x 9'8" (4.42m x 2.95m) approx.

Rear Vestibule

Bathroom

6'5" x 6" (1.96m x 1.83m) approx.

First Floor

Upper Hallway

Master Bedroom

13'4" x 10'8" (4.07m x 3.25m) approx.

Double Bedroom 2

10'10" x 10'6" (3.3m x 3.2m) approx.

Double Bedroom 3

11'2" x 10" (3.4m x 3.05m) approx.

Gas Central Heating

Double Glazing

EPC Band D

The carpets and other floor coverings and light fittings, together with the white goods are all to be included in the price.

We are delighted to take to the market this extremely spacious, well maintained three bedroom family home, set in a quiet location in the popular suburb of Bucksburn, close to a host of leisure and recreational activities and with easy access to the AWPR, making most parts of Aberdeen easily accessible.

The property, although in need of a degree of upgrading and modernisation, has been well maintained and offers generously proportioned accommodation throughout. The main entrance to the property leads into a vestibule, which houses the meter cupboard and gives access to the hallway. The reception hallway has a deep understair storage cupboard, gives access to the ground floor accommodation and staircase to the upper floor. The lounge is bright and airy with a large picture window overlooking the front, Fyfestone fireplace with electric fire. The kitchen is located to the rear and has an excellent range of base and wall units with contrasting worktop and splashback tiling behind, stainless steel sink and drainer, various under unit and free-standing appliances which are to remain, door to rear vestibule and garden. The bathroom is fitted with a three piece suite comprising w.c., wash hand basin and bath with electric shower over, window to the rear.

A comfortably graded staircase leads to the first floor hall which has a storage cupboard and a window to the front. The master bedroom is to the front of the property and has two fitted wardrobes and shelved cupboard. The bedrooms to the rear are both well proportioned and each have the benefit of storage cupboards.

Outside, to the front the garden is laid to granite chips with mature flowering shrubs, a driveway leads to the garage and to the rear garden. The large south-facing rear garden is well maintained and is laid mainly to lawn with mature trees and shrubs, including Apple trees, patio areas ideal for al fresco dining and relaxation. Note: the greenhouse is to be removed.





**Hallway**





Lounge





**Dining Kitchen**





**Dining Kitchen**





**Bedroom 1**





**Bedroom 1**





**Bedroom 2**





**Bedroom 3**





**Bedroom 3**





**Bathroom**





**Garden**

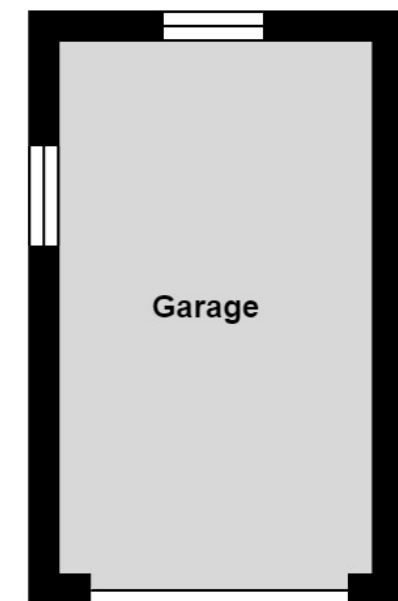
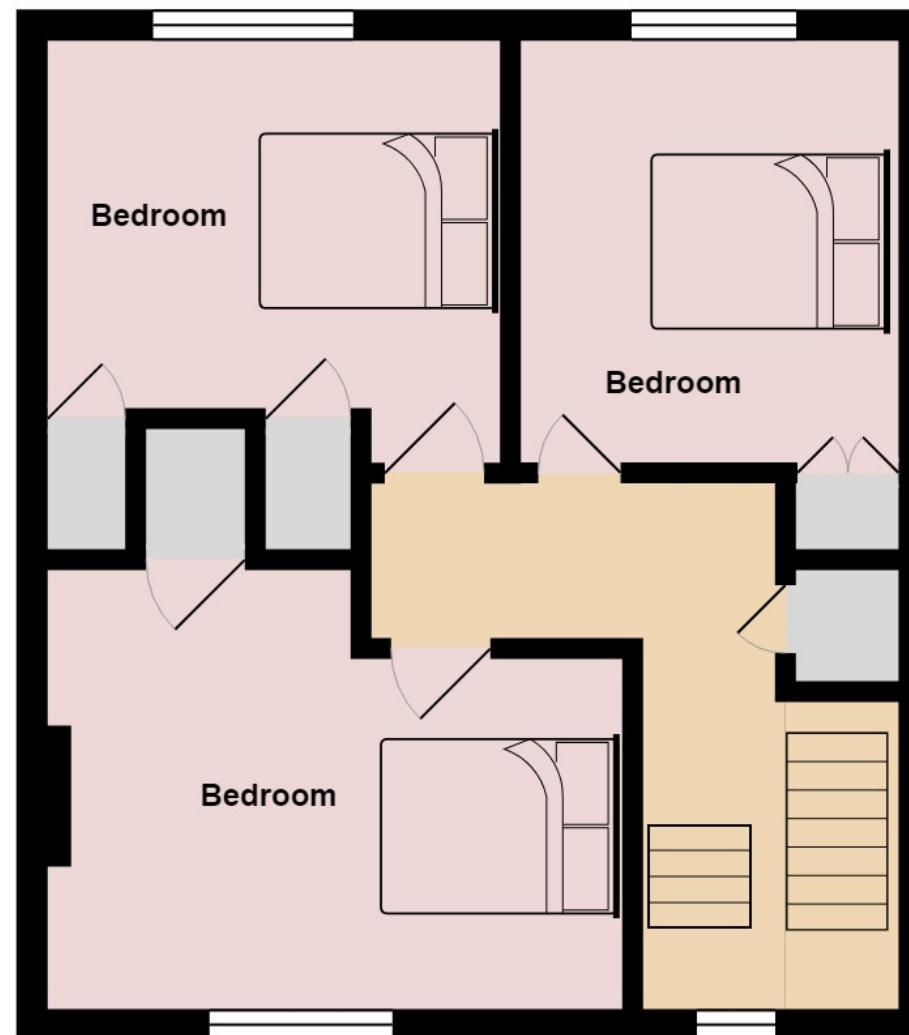
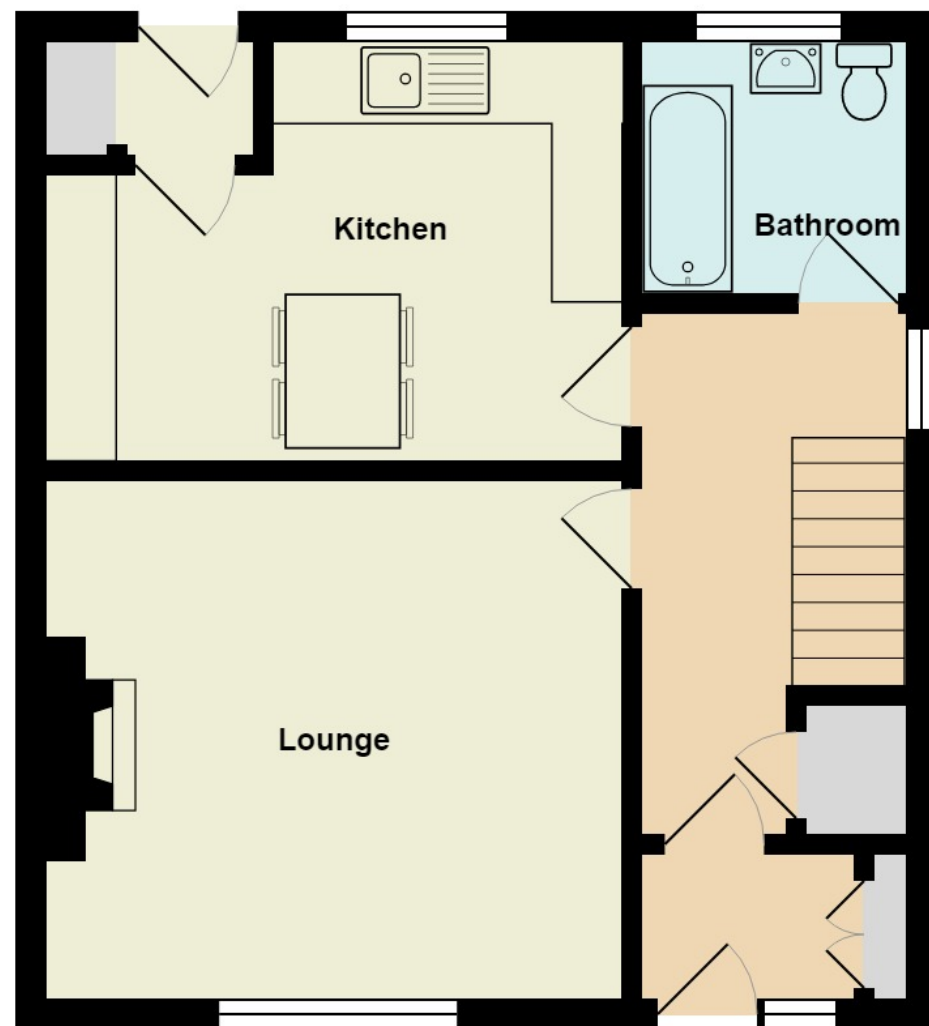




**Garden**



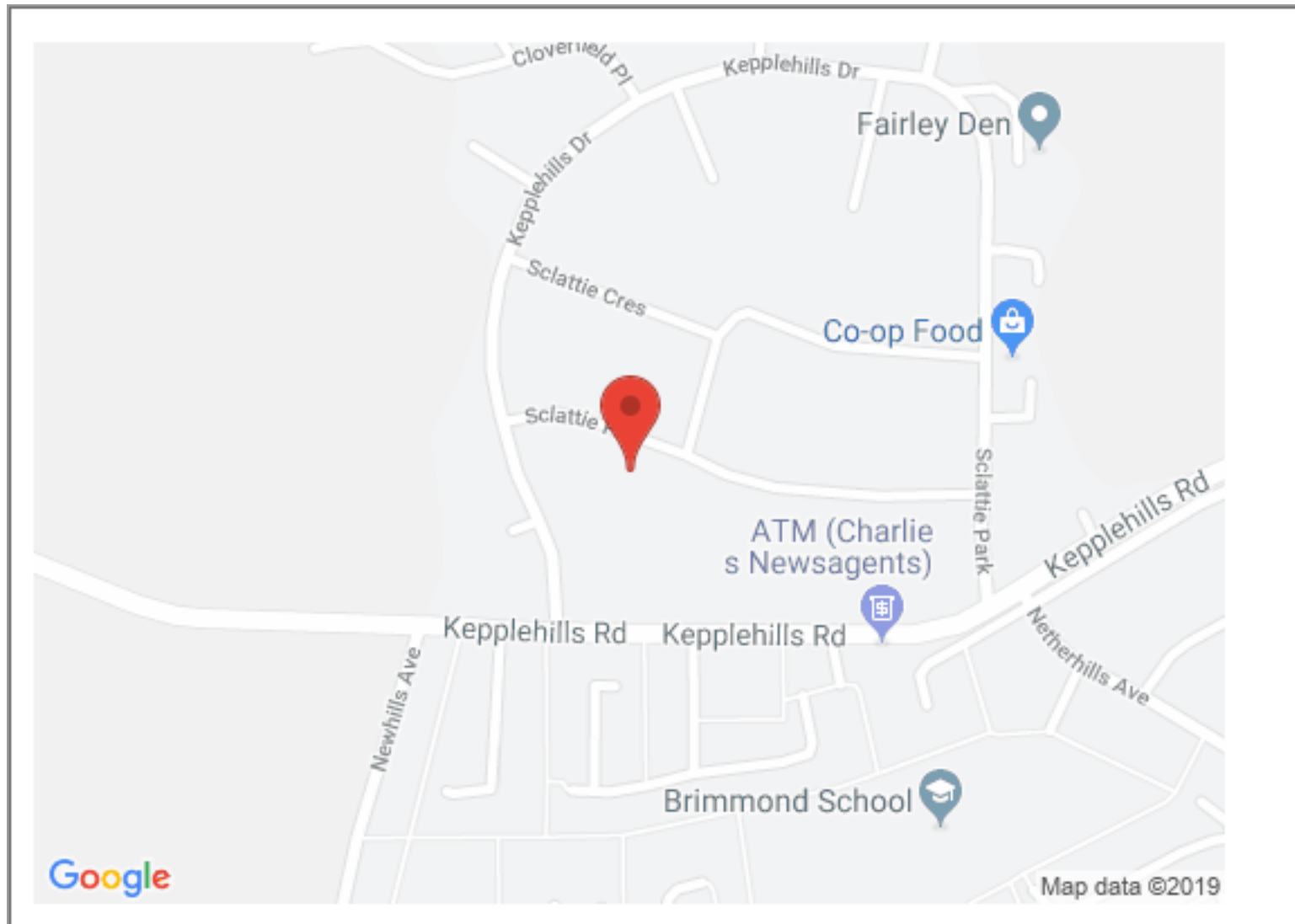
35 Sclattie Place



Floorplan



## Property location



### Directions

Travelling from the main Aberdeen ring road proceed onto Auchmill Road, continue a good distance along and veer to the left passing Bucksburn Police Station. Take a left again onto Kepplehills Road, continue some distance along and turn right onto Scattie Park, then first left takes you onto Scattie Place. No. 35 is located on the left hand side.

### Location

Bucksburn is a popular suburb of Aberdeen with an excellent range of local shops, leisure facilities including a swimming pool, golf course, bowling green and is catered for by good primary and secondary schools. It is well placed for easy commuting to the industrial and office complexes that are situated at Bridge of Don, Dyce as well as Aberdeen Airport. The area has good public transport facilities making the city centre as well as other areas easily accessible from this property.

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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.