



19 Hopetoun Grange | Bucksburn | AB21 9RA

Three Bedroom Terraced Dwellinghouse with Generous Driveway

Offers Over £180,000

We offer for sale this well positioned three bedroom terraced dwellinghouse in the popular residential area of Bucksburn. The property is of generous proportions throughout and of an attractive neutral colour scheme offering readily available accommodation.

The property firstly comprises of a welcoming entrance hallway which permits access to the majority of the accommodation on this level along with the staircase to the first floor. The lounge is situated to the front of the property and benefits greatly from a large bay window which floods the room with natural light creating a bright and airy atmosphere whilst being able to accommodate a variety of furniture. The kitchen is set to open plan with the dining area to the rear of the property, this dining space is of generous size and could easily be utilised as both a dining/family space or another lounge space depending on which best suited the purchaser. The kitchen itself has been fitted with a range of base and wall units providing ample storage and work surface along with further space for white goods and access provided to the rear garden.

To the first floor, there are three very generous double bedrooms all of which are capable of accommodating a wide range of bedroom and storage furniture with two of the rooms offering fitted storage. The bathroom has been fitted with a white suite comprising a w.c., wash hand basin and enclosed shower cubicle.

The property further benefits from a rear garden laid to lawn with storage shed which is also to remain. To the front the property offers a very generous driveway.

ACCOMMODATION

(Ground Floor)

Lounge

12'9" x 12'9" (3.89m x 3.89m) approx.

Dining Area

13'9" x 12'8" (4.19m x 3.86m) approx.

Kitchen

10'7" x 7'7" (3.23m x 2.31m) approx.

(First Floor)

Double Bedroom

11'8" x 7'9" (3.56m x 2.36m) approx.

Double Bedroom

10'9" x 9'5" (3.28m x 2.87m) approx.

Double Bedroom

13'6" x 9'4" (4.12m x 2.85m) approx.

Bathroom

8'7" x 7'1" (2.62m x 2.16m) approx.

Gas Central Heating

Double Glazing

Generous Driveway and Rear Garden

EPC Band - D



Lounge



Dining Room



Kitchen



Double Bedroom



Double Bedroom



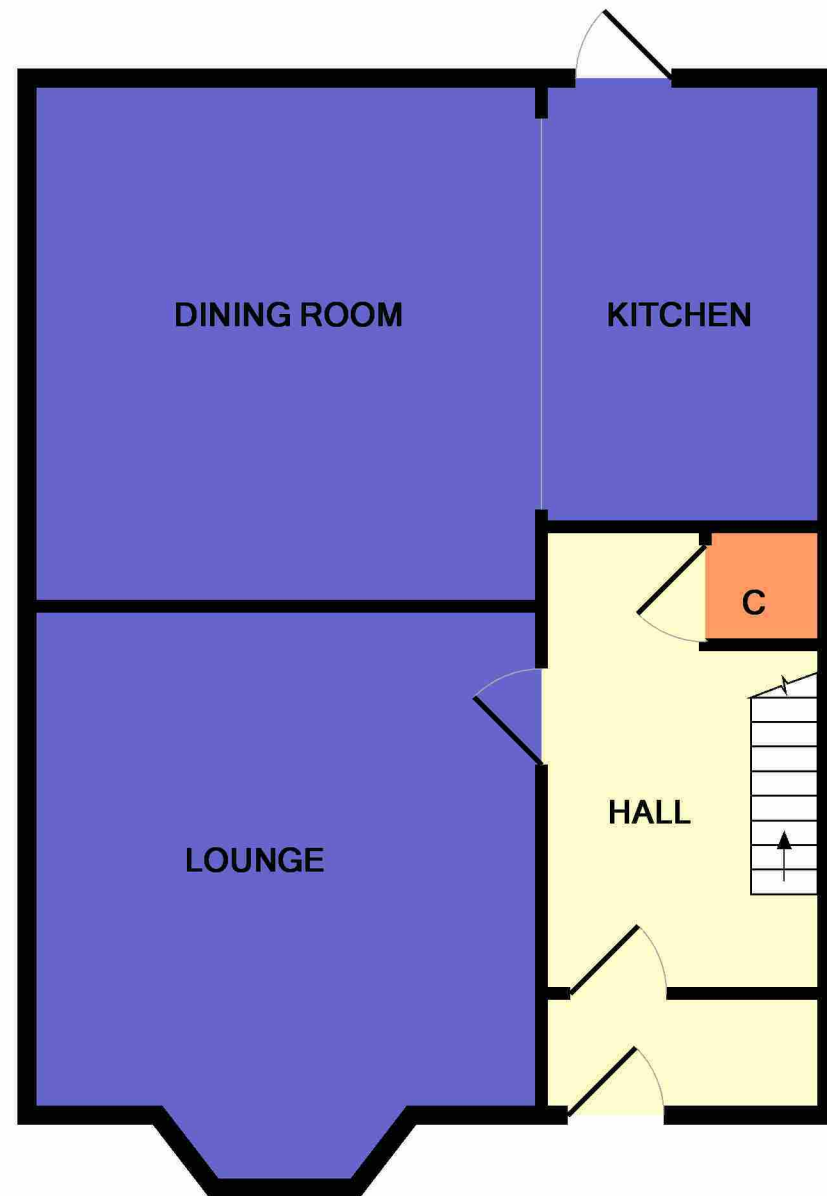
Double Bedroom



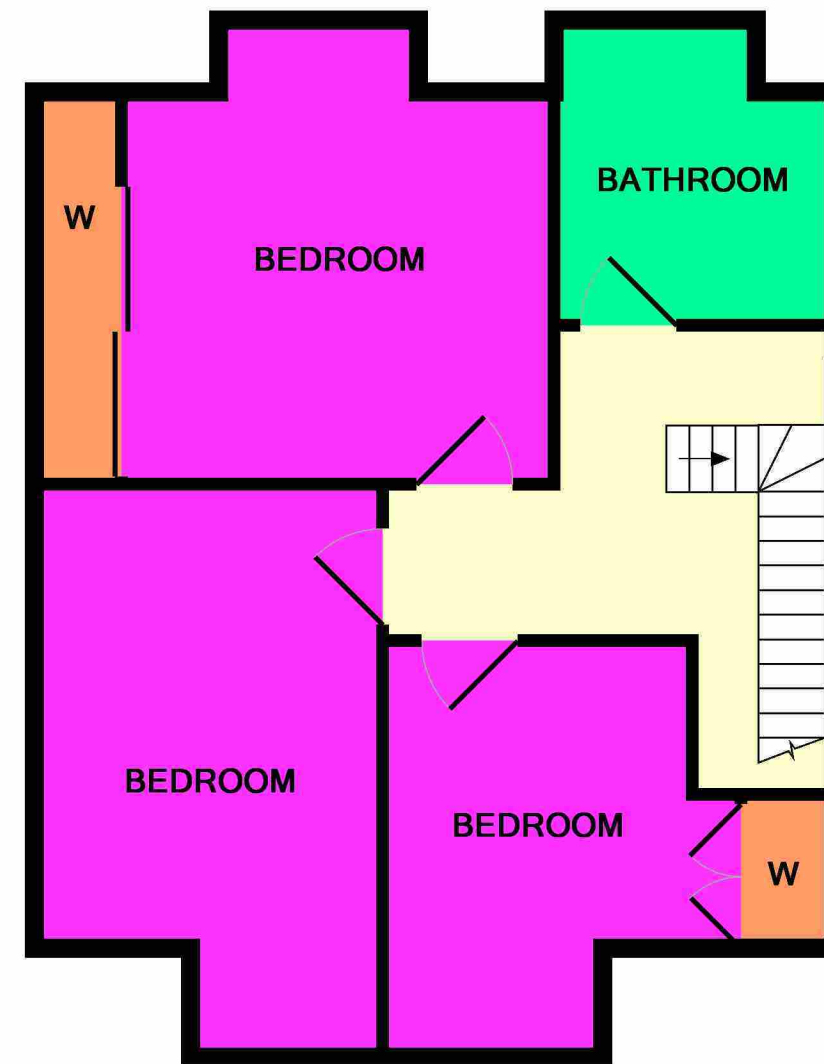
Shower Room



Garden



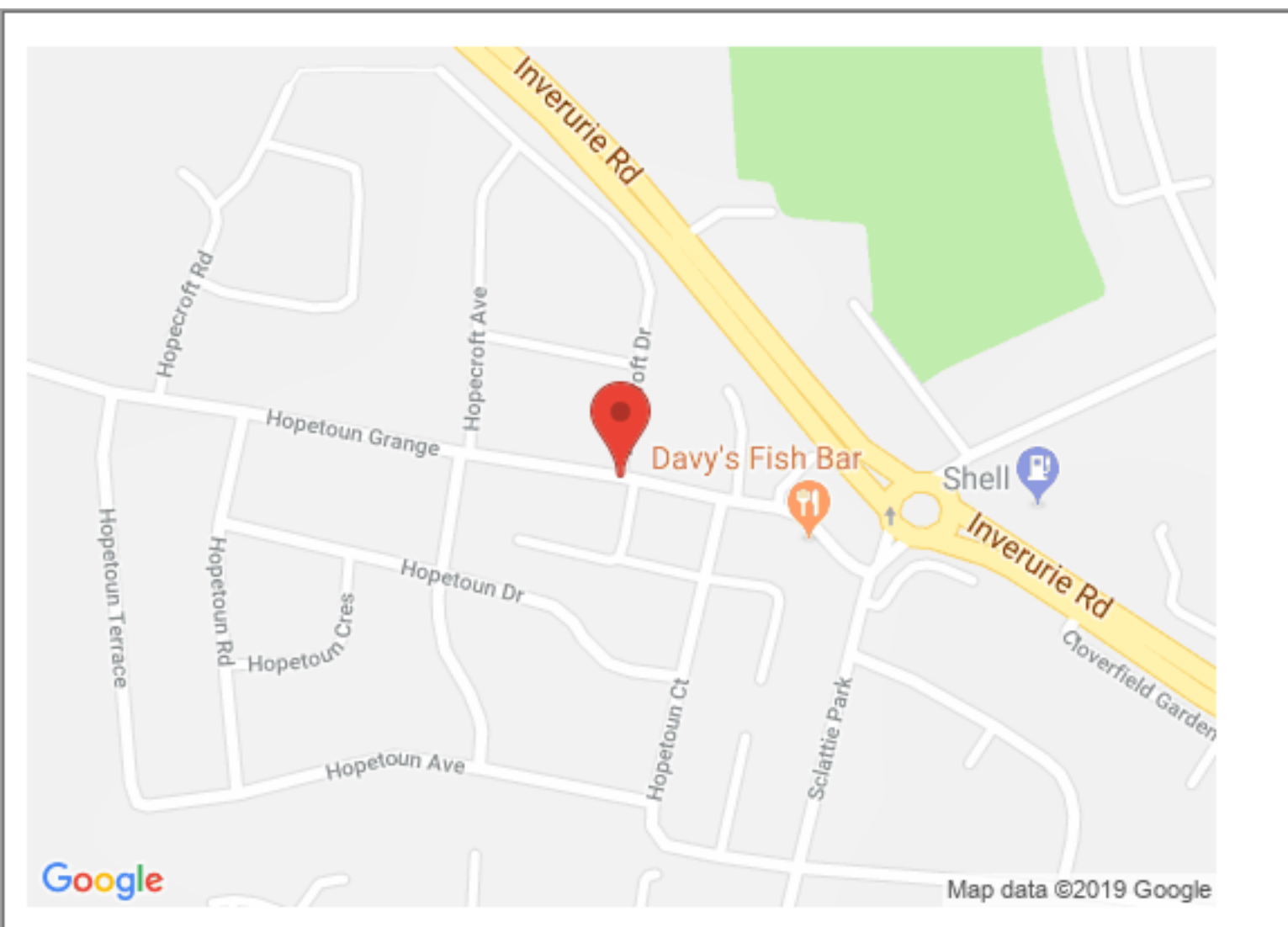
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling from the main Aberdeen ring road to the Haudagain roundabout and proceed out Auchmill Road, then onto the A96, Aberdeen/Inverness road. At the roundabout with the Propeller Garage turn left onto Sclattie Park and immediately right onto Hopetoun Grange. No 19 is located a short distance along on the left hand side.

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.