



**35 Mugiemoos Place,**  
Bucksburn, Aberdeen, AB21 9NZ

**ledingham  
chalmers**  
estate agency



Lounge



Lounge



Kitchen/Diner

## Immaculately presented, two bedroom terraced home

- True move-in condition
- Spacious accommodation throughout
- Kitchen with patio doors opening into the Garden
- Two well-proportioned Bedrooms with built in storage
- Contemporary Family Bathroom
- Fully enclosed rear Garden



**Two** beds.



**One** bathroom.



**One** public room.

**Situated within a modern development, we offer for sale this attractive two bedroom terraced villa. The property offers spacious accommodation across two floors and is presented in immaculate order throughout.**

The property has been finished to an incredibly high standard with the highest attention to detail throughout and as a result is presented in truly walk-in condition allowing the discerning purchaser to take occupancy with the utmost of ease.

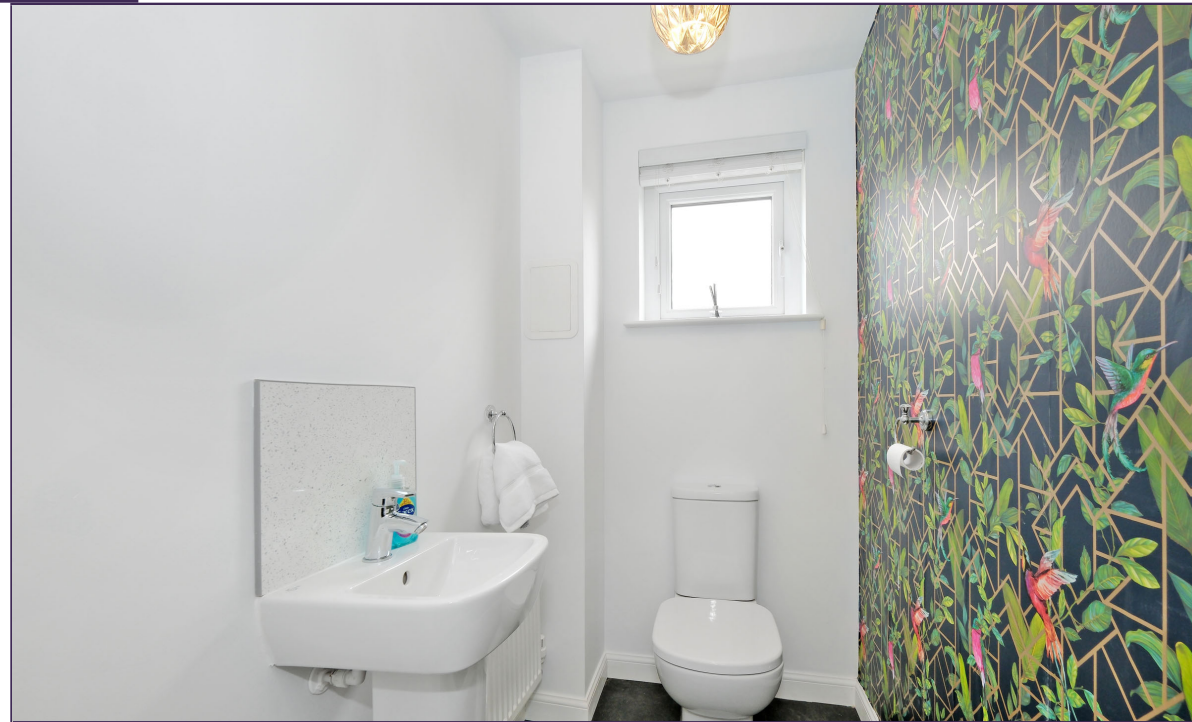
The accommodation throughout is of generous proportion and provides an incredibly desirable bright and open atmosphere throughout.

The home is entered into the hallway which flows through to the spacious lounge where crisp white wall decor is complimented by the neutral flooring. Natural light flows through the room from the large front facing window and there is good storage available beneath the stairwell to the first floor.

The spacious dining kitchen is fitted with a wide range of contemporary wall, base and drawer units overlaid with complimenting work surfaces and incorporating various integrated and free standing appliances. Ample dining space is offered and the French doors open out into the garden.

Conveniently located from the kitchen is the superb utility area offering storage space for laundry appliances.

There is also a cloakroom available here which has a striking feature wall and boasts WC and sink pedestal with mirror above.



Cloakroom



Bedroom



Bedroom



Bedroom

The carpeted staircase ascends to the first floor landing which benefits from a built in storage cupboard.

There are two fantastically proportioned bedrooms, one to the front and the other with a quiet rear aspect. Both benefit from built in storage and luxury carpeted flooring.

The family bathroom completes the home and is fitted with a modern suite comprising W.C., wash hand basin, shower over bath and heated towel rail for convenience.

The fully enclosed rear garden is ideal for the safe play of children and pets alike. With a lawn area complimented by patio areas providing the perfect spot to relax and unwind or to enjoy dining al fresco.

There are two exclusive parking spaces to the side of the property which are numbered.

This property can only truly be appreciated upon internal viewing which we would highly recommend.

## Accommodation

Lounge	11'3" x 14'2"	3.43m x 4.32m
Kitchen/Diner	10'6" x 11'10"	3.2m x 3.61m
Utility Room	3'5" x 6'5"	1.04m x 1.96m
Cloakroom	3'9" x 5'0"	1.14m x 1.52m
Bedroom	14'10" x 9'1"	4.52m x 2.77m
Bedroom	12'9" x 10'0"	3.89m x 3.05m
Bathroom	7'6" x 6'6"	2.29m x 1.98m



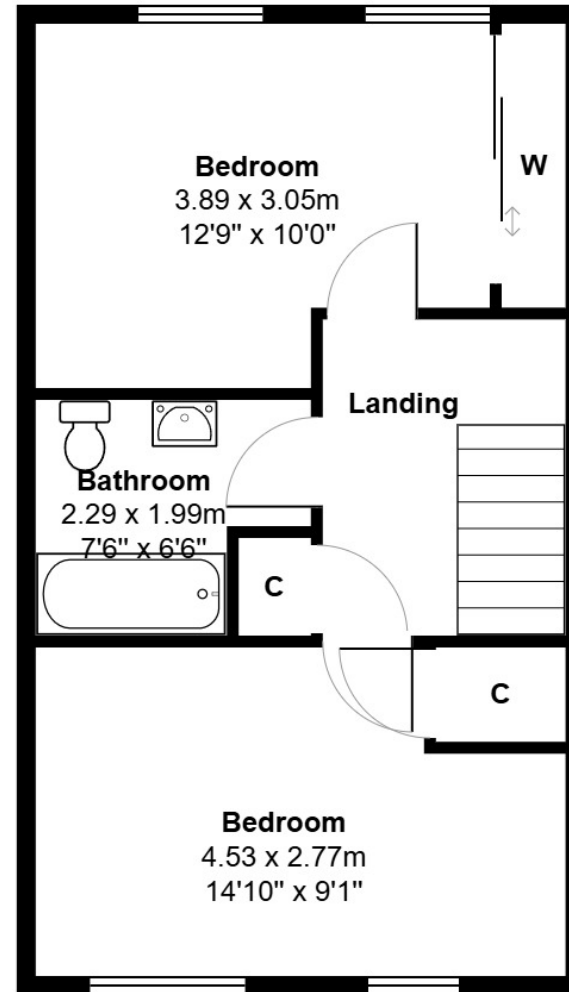
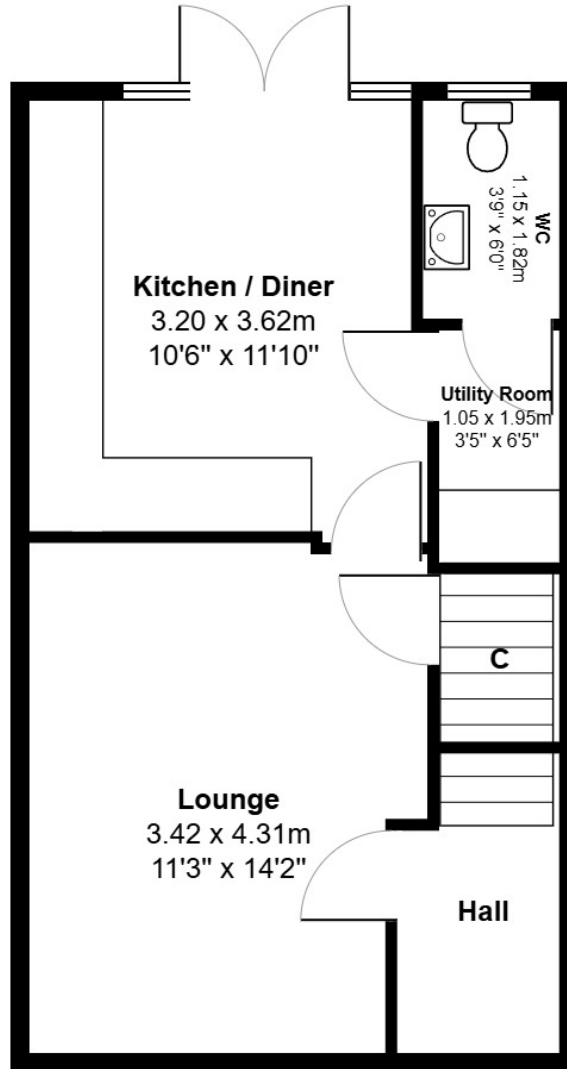
Bathroom



Garden

Floorplan

35 Mugiemoos Place



## Directions

Travel north on Anderson Drive proceeding straight ahead at the Haudagain roundabout onto Mugiemoos Road. At the next roundabout take the first exit, which is again Mugiemoos Road. Continue straight, after you pass the bend, take a left onto Mugiemoos Place.

## Location

Bucksburn is ideally located for access to the city centre, Dyce, Aberdeen airport and Bridge of Don, with regular public transport facilities making for an easy commute. The area has its own range of amenities including shopping and leisure facilities, as well as primary and secondary schooling.

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.

## Arrange a viewing

### Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

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