



**28 Cloverfield Gardens,**  
Bucksburn, Aberdeen, AB21 9BD

**ledingham  
chalmers**  
estate agency



Lounge



Lounge



Kitchen

## Two bedroom terraced dwellinghouse

- Ample on street parking available
- Excellent location with local amenities nearby
- Two bright and airy Double Bedrooms with fitted storage
- Spacious Dining Kitchen with access to Rear Garden
- Generous Lounge with front facing aspect
- Garden to rear with shed and greenhouse included



**Two** beds.



**One** bathroom.



**One** public room.

**Situated within a well established residential area offering quick and easy access to the City Centre and nearby business venues, this two bedroom terraced family home is offered for sale.**

Although requiring a degree of modernisation throughout, this fantastic property is exceptionally spacious and offers the perfect purchase for first time purchasers or the growing family to put their own stamp on the property. The property enjoys the benefits of electric heating, double glazing and ample storage facilities throughout including a large loft which is believed to be suitable for conversion should the current planning consents be sought.

Upon entering the property, the welcoming entrance hallway has a carpeted staircase to the upper floor and provides access to the generously proportioned lounge with pleasant front outlook to the front. A large under stair cupboard provides excellent storage space.

Enjoying a picturesque outlook over the rear garden, the spacious dining kitchen is comprehensively equipped with a range of base and wall mounted units with co-ordinating work surfaces incorporating a sink and drainer, gas hob, grill/oven and space to host further appliances. Ample space is available for dining furniture and direct access is provided to the rear garden.



Kitchen



Bedroom



Bedroom



Shower room

The upper hallway has a sky light and provides access to the remaining accommodation and floored loft with pull down ladder for access.

There are two bright and spacious double bedrooms which are generous in size, both of which benefit from excellent built in storage.

Completing the accommodation, the wet room has an opaque window to the rear and is fitted with a walk-in shower, WC and wash hand basin.

Externally, there is a path to the front door and a small garden area to the side which hosts a variety of colourful shrubs and plants. There is ample on street parking available directly outside the property.

To the rear, the generous garden enjoys a degree of privacy, provides an ideal child friendly environment and is mainly laid to lawn. There is a greenhouse and shed and further exclusive garden area with further shed in place.

Early viewing is recommended to appreciate the potential this property has to offer.

## Accommodation

Lounge	13'3" x 15'0"	4.04m x 4.57m
Kitchen / Diner	17'0" x 7'7"	5.18m x 2.31m
Bedroom	14'9" x 10'5"	4.5m x 3.18m
Bedroom	8'6" x 12'4"	2.59m x 3.76m
Shower Room	6'1" x 6'5"	1.85m x 1.96m



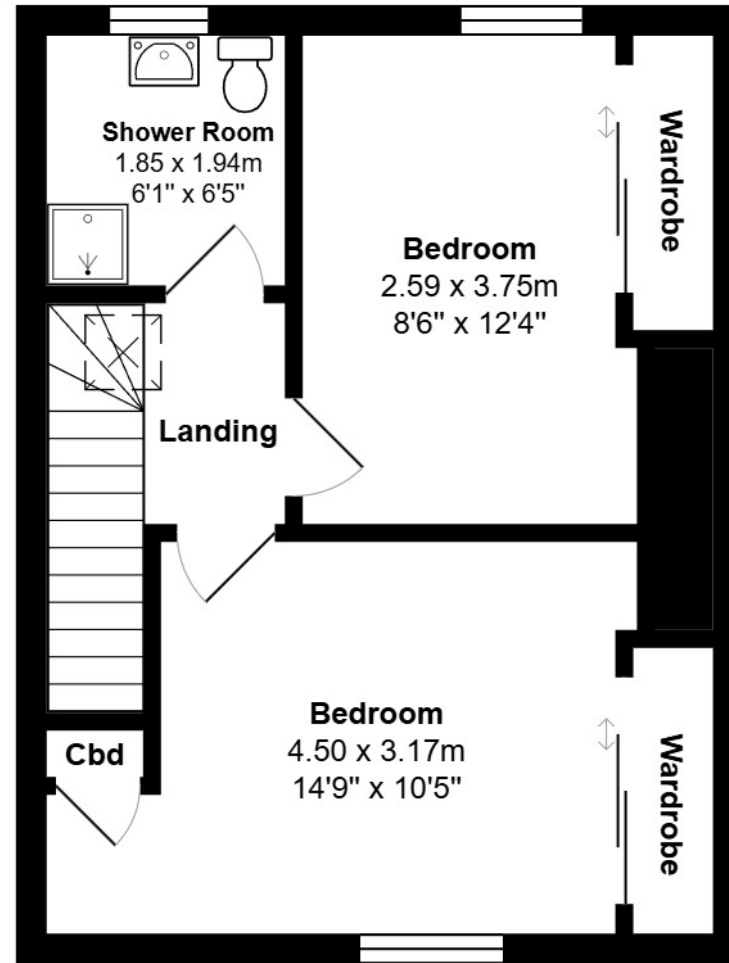
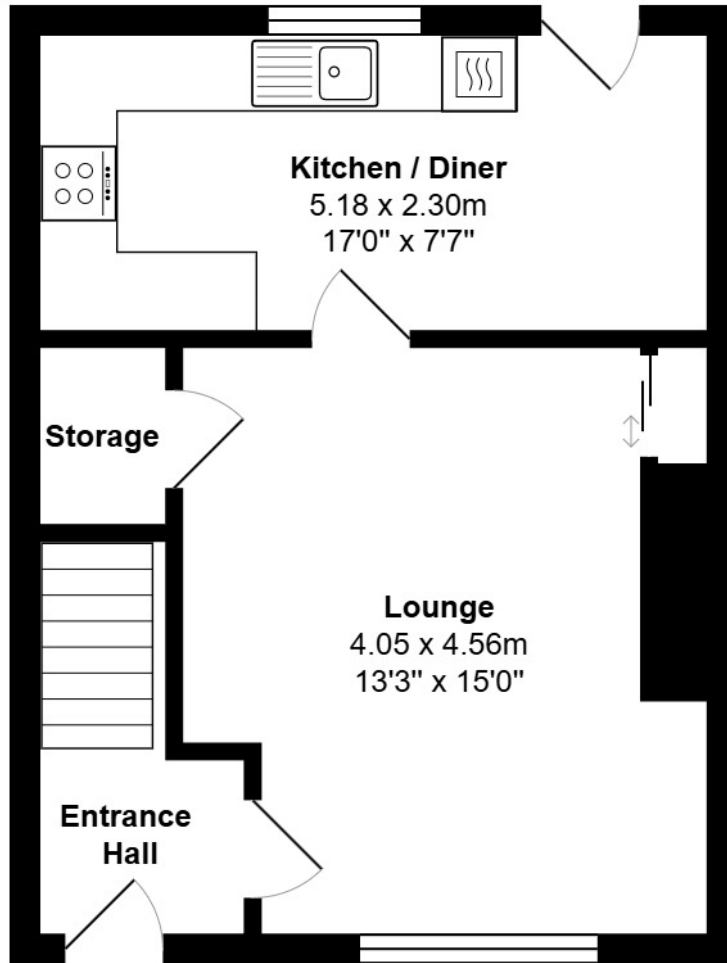
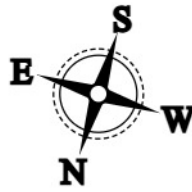
Rear Garden



Rear Garden

Floorplan

28 Cloverfield Gardens



## Directions

Travelling from the Haudagain roundabout continue onto Auchmill Road and follow the signpost for Aberdeen Airport. At the roundabout turn left on to Sclattie Place, take the second left onto Cloverfield Gardens.

## Location

Bucksburn offers a great range of amenities including local shops, hotel, leisure activities including river walks and golf course at nearby Craibstone, along with primary and secondary schools within relatively easy walking distance. The property is within easy reach of the industrial estates at Bridge of Don, Dyce and Aberdeen Airport, with the city centre accessed via regular public transport accessible nearby. Access to the north and south of the country has also been vastly improved with the recent opening of the AWPR bypass route. Access to the bypass is just a few minutes drive from the property.

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

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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