



**12 Craibstone Park,**  
Bucksburn, Aberdeen, AB21 9SU

**ledingham  
chalmers**  
estate agency



Hallway



## Immaculately presented, one bedroom flat with two exclusive parking spaces

- Fantastic location
- Immaculately presented and in move-in condition
- Spacious open plan Lounge and Kitchen
- Double bedroom with built-in storage
- Modern Bathroom with shower enclosur and bath
- Two exclusive parking spaces

Lounge/Kitchen



One bed.



One bathroom.



One public room.

Lounge/Kitchen

**Immaculately presented throughout and in true move-in ready condition, we are delighted to offer for sale this spacious one bedroom flat, which forms part of a modern block within the exclusive Craibstone Estate.**

Occupying a fabulous location, the property has been beautifully maintained and forms part of a modern block protected by a video security entry system. The property further benefits from full gas central heating and double glazing throughout, well maintained communal areas and two exclusive parking spaces. Internal viewing is highly encouraged.

Viewers are firstly greeted to the welcoming entrance hallway, decorated in neutral tones and benefiting from two large cupboards offering fantastic storage options.

The beautifully presented lounge is on open plan with the kitchen, this is a spacious and bright room creating the perfect spot to relax and unwind. The calming neutral decor enhances the homely atmosphere.

The kitchen is fitted with a range of quality contemporary units with co-ordinating worktops, splashback and quality integrated appliances including a hob with extractor hood above, oven, washer/dryer and dishwasher. There is ample space dining furniture.



Kitchen



Kitchen



Bedroom

The bright double bedroom benefits from large fitted wardrobes, this is a spacious room which offers plentiful space for a variety of free standing furniture.

Completing the accommodation is the bathroom which has been finished to the highest of standards and comprises of bath, shower enclosure, a large statement mirror, heated towel rail, sink with built-in storage below, WC and wall tiling.

The property benefits from an allocated parking space to the front. The garden grounds have been thoughtfully landscaped, with multiple flower beds including mature shrubbery and trees.



Bathroom

# Accommodation

Lounge	10'5" x 17'2"	3.18m x 5.23m
Kitchen	9'6" x 5'5"	2.9m x 1.65m
Bedroom	9'11" x 11'11"	3.02m x 3.63m
Bathroom	6'1" x 9'1"	1.85m x 2.77m



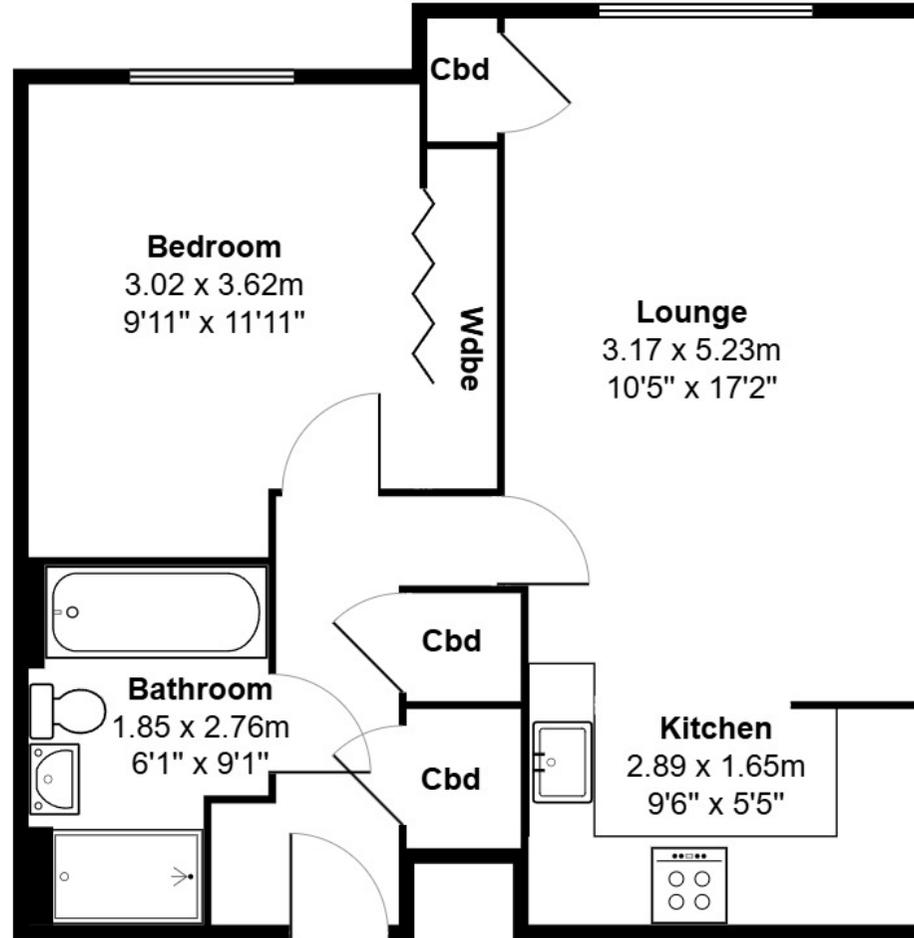
Bathroom



Parking

Floorplan

12 Craibstone Park



## Directions

Travelling north on North Anderson Drive turn left at the Haudagain roundabout onto Great Northern Road/Auchmill Road. Continue on this road some way and at the next roundabout, take the first exit left. Continue straight ahead at the next roundabout and travel to the traffic light junction. Take a left turn here and then take the second turn right into Craibstone Way. At the T junction, turn right then travel along for a short distance taking the first road to the right into Craibstone Park.

## Location

The property is located within the Craibstone Estate Development which offers a stunning collection of homes in a beautiful new community. The area benefits from a wide range of amenities which include local shops, restaurants, woodland walks, and library in addition to hotels and the Beacon Sports Centre, all are within walking distance of the property. Craibstone Estate is particularly well placed for the industrial estates at Dyce and Aberdeen International Airport. 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 minutes drive from the property. Additional transport links are available within walking distance.

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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