



**138 Greenburn Road**  
Bucksburn Aberdeen AB21 9EP

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Kitchen

## Three bedroom semi-detached bungalow with driveway and garage

- Fantastic opportunity to acquire a spacious bungalow
- Generous Gardens to front and rear
- Sizeable driveway
- Three good sized Double Bedroom with storage
- Centrally located Bathroom
- Well equipped Kitchen with access to Garden



Three beds.



One bathroom.



One public room.

**Situated in a quiet location in a popular established residential area, this three bedroom semi-detached bungalow represents excellent value for those seeking to acquire a fantastic family home.**

Although requiring a degree of modernisation, this property is well proportioned throughout and benefits from a light and airy feel, neutral decor, excellent storage facilities and extensive gardens to front and rear. This property represents excellent value for money and provides the purchaser with the opportunity to upgrade and customise the property to their own taste.

Upon entering, you are immediately welcomed in to the hallway which is decorated in neutral tones with matching carpet and access is provided to all accommodation.

The spacious lounge enjoys an outlook to the front with tall windows flooding the room with natural light. There is ample space available for a range of living furniture and a door provides access to the kitchen.

The kitchen is a good size, fitted with a range of white base and wall units with co-ordinating work surfaces and splash back tiling behind. A large window above the sink gives views over the side of the property and a partially glazed door provides access to the rear.

Three bedrooms are accessed from the hall, all of good size and all of the rooms benefit from built-in cupboards providing excellent storage. The centrally located family bathroom comprises of a bath with shower overhead, WC and hand wash basin, finished with aqua panelling to the walls.



Bedroom



Bedroom



Bedroom



Bathroom

Externally, the garden to the front is mainly laid in lawn with mature shrubs and plants in the borders adding a pop of colour to the space. There is a driveway to the side providing off street parking for multiple vehicles. The rear garden is laid in lawn with a drying green in the centre. This blank canvas allows the purchaser to make the garden whatever they want it to be, with the added benefit of an open rear outlook to enjoy all year round.

Please note a share of the road and pavement/verges will be dispensed with the property.

## Accommodation

Lounge	15'10" x 11'5"	4.83m x 3.48m
Kitchen	10'4" x 14'8"	3.15m x 4.47m
Bedroom	11'7" x 13'7"	3.53m x 4.14m
Bedroom	11'6" x 11'8"	3.51m x 3.56m
Bedroom	11'6" x 11'7"	3.51m x 3.53m
Bathroom	6'3" x 5'4"	1.91m x 1.63m



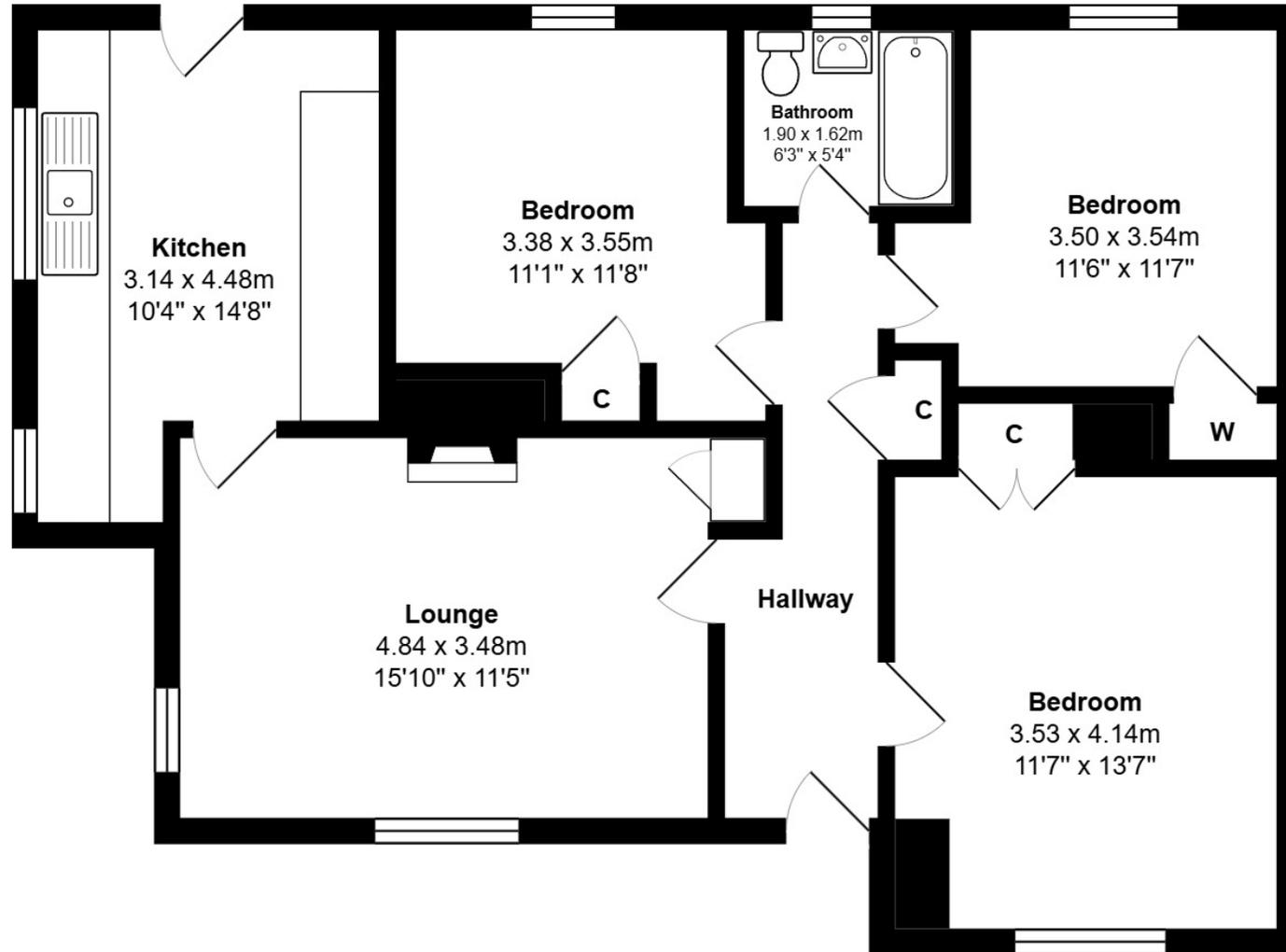
Front Garden



Rear Garden

Floorplan

136 Greenburn Road



## Directions

Heading North of Aberdeen via Auchmill Road (A96), take the third exit on the second roundabout (with the Shell garage before the TECA) onto Bankhead Avenue. Take the first left onto Greenburn Drive, following the road take the first opening on the left onto Greenburn Road where number 138 is at the end of the cul de sac on the right.

## Location

Greenburn Road is situated in an area well served by local shops and by public transport facilities and offers easy accessibility to the Airport and the oil related offices at Dyce, Bridge of Don and Kingswells. The property also offers easy accessibility to Aberdeen City via a variety of arterial routes. There is also the opportunity to enjoy a wide variety of outdoor pursuits in the location including: Salmon and Seatrout angling in the River Don, various hill and forest walks and also various Golf Courses including one of Championship Standard at near by Swailend, Newmachar.

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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