



6 Craibstone Park,
Bucksburn, Aberdeen, AB21 9SU

**ledingham
chalmers**
estate agency



Kitchen/Diner/Lounge



Kitchen/Diner/Lounge



Lounge/Kitchen/Diner

Two bedroom first floor apartment

- Beautiful flat in a modern new development
- Well maintained communal grounds
- Bin store and two exclusive parking spaces
- Two contemporary modern Bathrooms
- Two generous Double Bedrooms with fitted storage
- Stylish Kitchen on open plan to Lounge with Balcony



Two beds.



Two bathrooms.



One public room.

Enjoying a superb location within the exclusive Craibstone Estate, we are delighted to offer for sale this beautifully maintained two bedroom first floor flat which forms part of a modern block protected by a video security entry system.

Tastefully presented throughout the property provides spacious accommodation with stylish kitchen and bathrooms, and the added benefit of a balcony which enjoys a superb outlook to the front of the property. The property further benefits from gas fired central heating, double glazing, ample fitted storage throughout, well maintained communal areas and a courtyard offering two exclusive parking spaces.

The spacious and welcoming entrance hallway has been decorated and carpeted in neutral tones and features two large fitted storage cupboards.

The exceptionally spacious and bright lounge/dining kitchen has been set on open plan providing a contemporary living space with ample space for a range of both lounge and dining room furniture. French doors lead from the lounge area to a charming balcony affording lovely views over the surrounding countryside.

Set on open plan with the lounge the sleek, modern kitchen has been fitted with a range of base and wall units with matching worksurfaces, splashback and under unit lighting together with a range of quality integrated appliances including an oven, induction hob and extractor hood, dishwasher, automatic washing machine and fridge freezer.



Lounge/Kitchen/Diner



Bedroom



En Suite

The main bedroom, located to the rear of the property has a full length window enjoying views to the rear of the property and benefits from large fitted wardrobes and a stylish en suite shower room, fitted with a modern two piece white suite and separate tiled shower enclosure.

The second double bedroom also overlooks the rear of the property and is fitted with large built in wardrobes.

Completing the accommodation the centrally situated bathroom has been fitted with a modern three piece white suite with a shower fitted above the bath.



Bedroom

Accommodation

Lounge/Kitchen/Diner	22'6" x 17'6"	6.86m x 5.34m
Bedroom	10'9" x 9'8"	3.28m x 2.95m
En Suite	7'0" x 5'2"	2.13m x 1.58m
Bedroom	8'11" x 9'8"	2.72m x 2.95m
Bathroom	7'0" x 6'10"	2.13m x 2.08m
Hallway	15'0" x 8'11"	4.57m x 2.72m



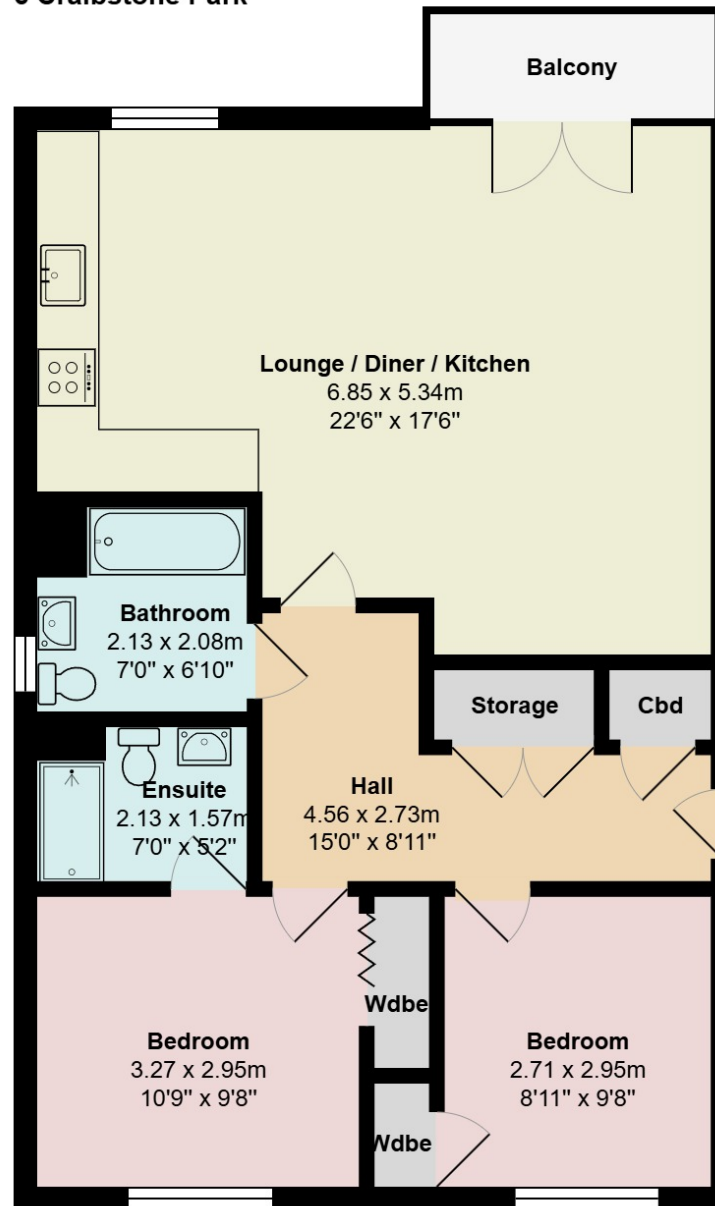
Bathroom



External

Floorplan

6 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

Arrange a viewing

Viewing By appointment telephone 07922 202137 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.