



14 Cairnfield Circle,
Bucksburn, Aberdeen, AB21 9LU

ledingham
chalmers
estate agency





Kitchen

Immaculately presented top floor flat with large loft and off street parking

- Spacious top floor flat with extensive loft space
- Light and bright lounge with access into the kitchen
- Two double bedrooms with countryside views
- Well maintained communal garden to the rear
- Ample parking for residents and their visitors
- Well placed for local amenities and Aberdeen airport



Kitchen

 **Two beds.**

 **One bathroom.**

 **One public room.**

Situated in a small, modern development, in a popular suburb of Aberdeen, we offer for sale this two bedroom top floor flat which is in good decorative order throughout and has been very well maintained by the present owner.

This property is likely to appeal to a range of different buyers including young couples and first times buyers, along with keen investors as the property has been a successful and profitable Airbnb property over the past few years.

The property is well placed with local shopping facilities being within walking distance. The industrial estates at Dyce, Kirkhill, Kingswells and Bridge of Don along with the City Centre are all within a short commuting distance by car with regular public transport services available close-by. The proximity to Aberdeen Airport and TECA/P&J has enhanced its desirability for Airbnb bookings. Amongst its many features, the property enjoys the benefits of security entry, gas central heating and double glazing.

The bright and most welcoming entrance hallway boasts a large storage cupboard and quality tiled flooring which extends into the main hallway. The hallway boasts a further built-in cupboard and gives access to all of the property's accommodation along with loft hatch with fitted retractable ladder. The sizeable loft space above is partially floored and fitted with light, offering an excellent level of storage space compared to other flatted properties.

The spacious and beautifully presented lounge has an open outlook to the front of the building and is filled with light through the placement of two windows. The room is large enough for a variety of free standing furniture as desired, with TV points located in the far corner. The room benefits from quality wood flooring.





Bedroom

Accessed from the lounge, the dining kitchen is fitted with light grey base and wall units with contrasting black work top. A range of free standing appliances include a gas hob with double oven, fridge/freezer and washing machine. There is space for a dining table and chairs and the room is finished off by quality floor tiles. A built-in cupboard in the far corner houses the modern boiler.

There are two excellent sized double bedrooms which are immaculately presented and enjoy a peaceful rear aspect. Both rooms have far reaching countryside views which enhance the feeling of tranquility and calm. The largest of the two bedrooms is enhanced further by a built-in wardrobe and features a King sized bed.

Completing the accommodation is the centrally located bathroom, fitted with a white three piece suite incorporating an electric shower over the bath.

A security entry system gives access to the well maintained, light and airy communal areas, from the front of the building. There is a secondary door to the rear for access to the shared communal garden which is laid with lawn and has a drying green.

Ample residents' and visitor parking can be found to the left of the building, with additional parking being available within the development.

The property is sold with all white goods in kitchen (Washing Machine, Fridge Freezer and Gas Cooker), light fittings, blinds and curtains included in the sale. All furniture items are available by separate negotiation.

Early viewing is recommended to fully appreciate the accommodation on offer and to avoid disappointments.



Bathroom

Accommodation

Lounge	13'8" x 14'1"	4.17m x 4.29m
Kitchen	9'5" x 10'6"	2.87m x 3.2m
Bedroom	9'1" x 15'2"	2.77m x 4.62m
Bedroom	9'5" x 12'11"	2.87m x 3.94m
Bathroom	6'0" x 6'7"	1.83m x 2.01m



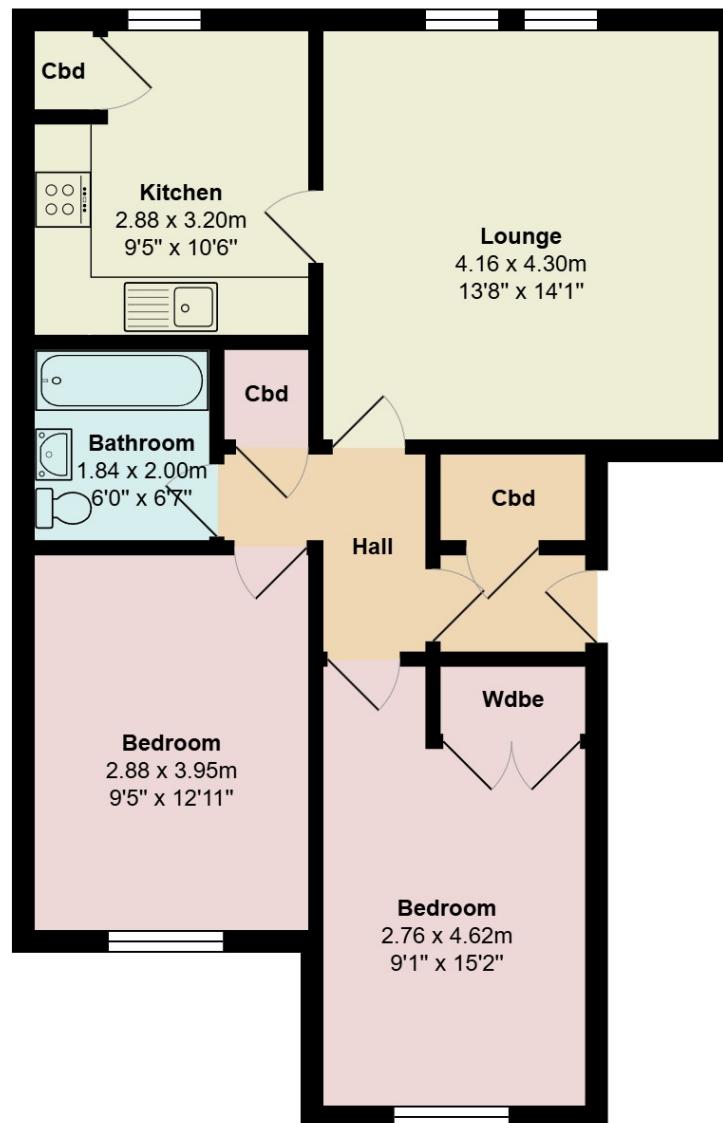
Loft



Carpark

Floorplan

14 Cairnfield Circle



Directions

Travelling north along George Street from the city centre, continue onto Powis Place thereafter onto Great Northern Road. Continue for some considerable distance through roundabouts at St Machar Drive and Haudagain onto Auchmill Road. Turn left onto Cairnfield Place as you enter Bucksburn and Cairnfield Circle is on the right hand side. Continue to the bottom of the road and car parking is available straight ahead.

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. Some of the main arterial routes including the AWPR is located nearby offering access to most parts of the City. Worthy of note is the newly opened P&J Live which is easily accessible.

Arrange a viewing

Viewing 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.