



75 Bankhead Avenue,
Bucksburn, Aberdeen, AB21 9EX

**ledingham
chalmers**
estate agency



Lounge



Bedroom

**75 Bankhead Avenue,
Bucksburn, Aberdeen, AB21 9EX**

Two bedroom self contained ground floor flat

- Fantastic location close to schools, shops and amenities
- Bright and airy accommodation throughout
- Exclusive Gardens to front and rear
- Timber Garage and Shed
- Two spacious Bedrooms, one with fitted storage
- Modern Kitchen with appliances included



Two beds.



One bathroom.



One public room.

We are delighted to present for sale this two bedroom self contained ground floor flat with garage in the popular Bucksburn area.

Recently modernised and with the modern conveniences of gas central heating and double glazing, this is the ideal purchase for first time buyers or for those looking to downsize.

Upon entering, the vestibule leads to the bright and welcoming hallway which provides access to all accommodation and is laid with quality laminate flooring and feature wallpaper. The warm and welcoming lounge allows ample space for a range of furniture as desired and an archway provides access to the newly fitted kitchen. Decorated in contemporary tones the stylish kitchen has been fitted with a range of white gloss base and wall units with co-ordinating work surfaces incorporating a range of appliances and stainless steel sink unit with splashback behind. The property boasts two spacious double bedrooms, one of which features a large built in storage wardrobe with hanging rails in place. Completing the accommodation is the shower room which is a modern suite fitted with a shower enclosure, WC, wash hand basin and heated towel rail. The room is finished with aqua panelled walls for easy maintenance and tasteful flooring.

To the front of the property is an area of garden ground laid out in lawn which pertains exclusively to the property. Driveway to one side provides off street parking and leads to a timber garage which has a supply of electricity and pipework in place, should someone wish to install a water supply. To the rear there is a further area of garden ground pertaining exclusively to the property and garden shed.

Early internal viewing is essential to appreciate the accommodation on offer.



Shower room

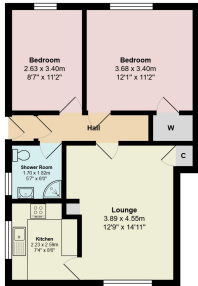


Rear Garden

Accommodation and plans

Lounge	12'9" x 14'11"	3.89m x 4.55m
Kitchen	7'4" x 8'6"	2.24m x 2.59m
Bedroom	12'1" x 11'2"	3.68m x 3.4m
Bedroom	8'7" x 11'2"	2.62m x 3.4m
Shower Room	5'7" x 6'0"	1.7m x 1.83m
Office	7'6" x 17'2"	2.29m x 5.23m

75 Bankhead Avenue



Directions

From the centre of Aberdeen travel along Great Northern Road onto Auchmill Road. Continue along Inverurie Road until roundabout at Four Mile pub. Turn right and 75 Bankhead Avenue is on the right hand side before the Bankhead Avenue/Greenburn Drive crossroads.

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 P&J Live which is easily accessible.

Arrange a viewing

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.