



**68 Brimmondside,**  
Bucksburn, Aberdeen, AB21 9WA

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen Diner



Kitchen Diner

## Three bedroom mid terraced dwellinghouse

- Excellent location close to local schools and amenities
- On street parking available directly outside to rear
- Low maintenance Gardens to front and rear
- Three well proportioned Bedrooms
- Modern Bathroom suite with aqua panelled walls
- Sociable Kitchen / Diner / Lounge on open plan aspect



Three beds.



One bathroom.



One public room.

**Situated within the popular suburb of Bucksburn, we are delighted to present for sale this attractive three bedroom mid terraced dwellinghouse which offers excellent sized accommodation over two floors.**

Offering an ideal purchase for first time buyers or the growing family, the delightful property is ideally located for access to the nearby Commercial and Industrial Estates at both Dyce and Bridge of Don. Enjoying the modern comforts of gas central heating and double glazing, the property also boasts excellent storage facilities throughout.

Upon entering, you are immediately welcomed into the bright and airy hallway which is laid in laminate flooring with a super handy under stair storage cupboard providing excellent storage. The hallway leads into the living/dining room which in turn allows access to kitchen. The kitchen is positioned to the rear of the property, boasting a range of base and wall units with co-ordinating work surfaces and a range of appliances which are included as part of the sale. Accessed from the kitchen is the living/dining room, which is a lovely sociable space for dining, entertaining and relaxing. Enjoying a dual aspect with a large picture window to the front and patio doors to the rear, this is a bright and warm room which is flooded with natural light. Laminate flooring and a neutral colour scheme makes this a welcoming area.



Bedroom



Bedroom



Bedroom



Bathroom

A carpeted staircase leads you upstairs where you will two excellent sized double bedrooms, one of which benefits from fantastic built-in storage. There is a further boxroom which enjoys an outlook to the front of the property and would be an ideal children's nursery, bedroom or home office. The stylish bathroom completes the internal accommodation and is fitted with a curved bath with shower over, WC, wash hand basin set into modern vanity unit and finished with aqua panelled walls.

Externally, there are low maintenance gardens to both the front and rear and ample on street parking is located to the rear of the property.

Internal viewing is essential to appreciate the accommodation on offer.

## Accommodation

Lounge	11'6" x 13'8"	3.51m x 4.17m
Kitchen Diner	18'0" x 8'9"	5.49m x 2.67m
Bedroom	11'7" x 9'9"	3.53m x 2.97m
Bedroom	11'7" x 9'9"	3.53m x 2.97m
Bedroom	6'2" x 6'8"	1.88m x 2.03m
Bathroom	6'3" x 6'0"	1.91m x 1.83m



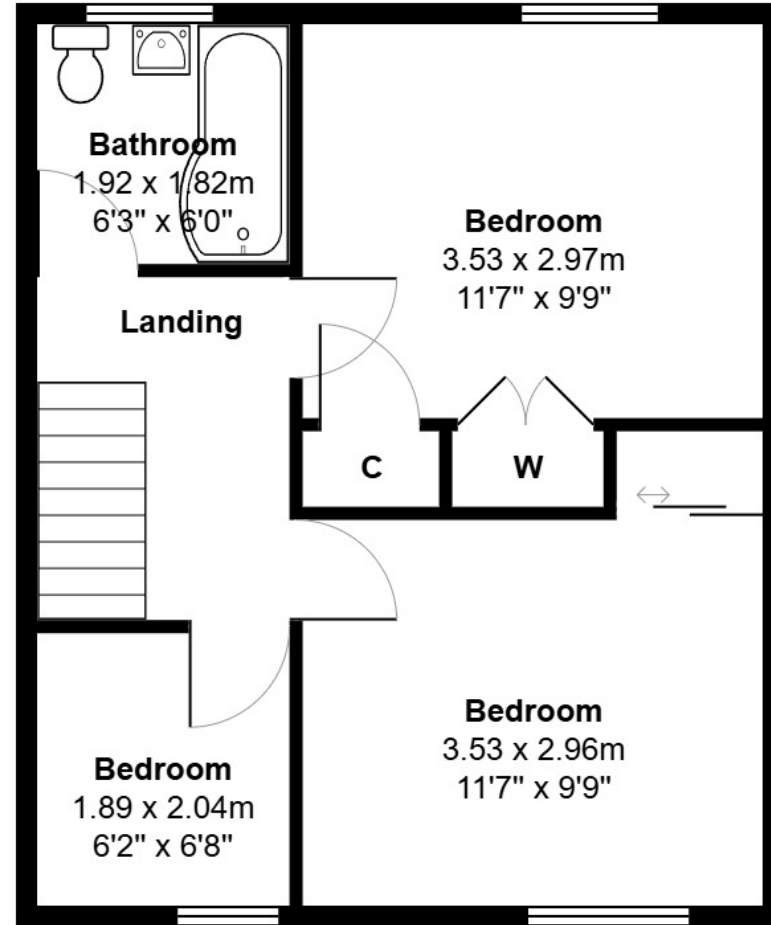
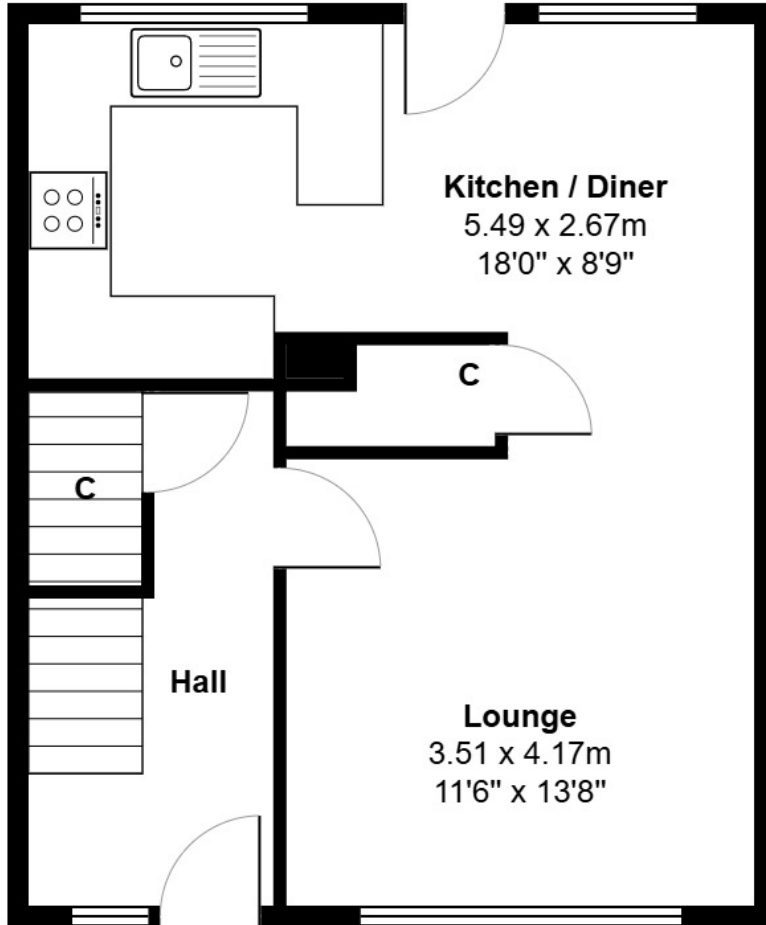
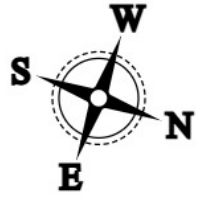
Front Garden



Rear Garden

Floorplan

68 Brimmondside



## Directions

From the Haudagain roundabout continue on the Auchmill Road following the signs for Dyce turning left onto the Old Inverurie Road then first left into Kepplehills Road. Proceed up Kepplehills Road passing the shops on the left turning left onto Newhills Avenue where number 68 is a short distance on the left hand side.

## Location

Bucksburn is a well established residential area and has excellent shops and educational facilities. There is a Leisure Centre, Bowling Green and an excellent 18 hole golf course nearby. The City Centre is easily accessible either by car or public transport (there is a regular bus service available on Newhills Avenue). It is conveniently placed for the Industrial Estates at both Dyce and Bridge of Don. There is a choice of primary schools and secondary education is provided by Bucksburn Academy.

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 appointment telephone 07923 135533 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)