



6 Station Mews, Station Road, Bucksburn, Aberdeen AB21 9PE

Offers over £88,000

TWO BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM GROUND FLOOR FLAT, situated in a popular residential area within Bucksburn. With security entry system, full double glazing and storage heating, this is a sizeable property with shared gardens and drying areas, as well as residents parking. Situated off the main road, the accommodation comprises: Entrance Hall; spacious Lounge; two large Bedrooms; Kitchen and Wetroom. The communal areas are maintained under a factoring agreement currently costing approximately £30 per month.

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.

ENTRANCE HALL



Welcoming Entrance Hall with ceiling light fitting, heater and entry handset. Smoke alarm and telephone point. Built-in cupboard.

LOUNGE 15' 7" X 12' 0" (4.75M X 3.66M)



Spacious Lounge with window to front and Georgian style glazed door from the Hall. Heater. Ceiling light fitting and television point.

KITCHEN 11' 8" X 9' 4" (3.56M X 2.84M)



Situated to the front of the property and fitted with a range of wall and base units with complementing work surfaces and splashback. Inset sink and integrated oven and hob. Built-in shelved cupboard. Ceiling light fitting and heater.

WETROOM 7' 5" X 6' 0" (2.26M X 1.83M)



Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower fitting. Window to side. Extractor fan and heater.

BEDROOM 1 12' 6" X 11' 4" (3.81M X 3.45M)



Overlooking the gardens to the rear and benefiting from double built-in wardrobe allowing hanging and shelf storage with sliding mirrored doors. Ceiling light fitting, heater and television point.

BEDROOM 2 12' 6" X 10' 0" (3.81M X 3.05M)



Second Double Bedroom again situated to the rear of the property and benefiting from double wardrobes with hanging and shelf storage and sliding mirrored doors. Ceiling light fitting, television point and heater.

EXTERNAL



There are well maintained communal grounds and residents parking to the front.

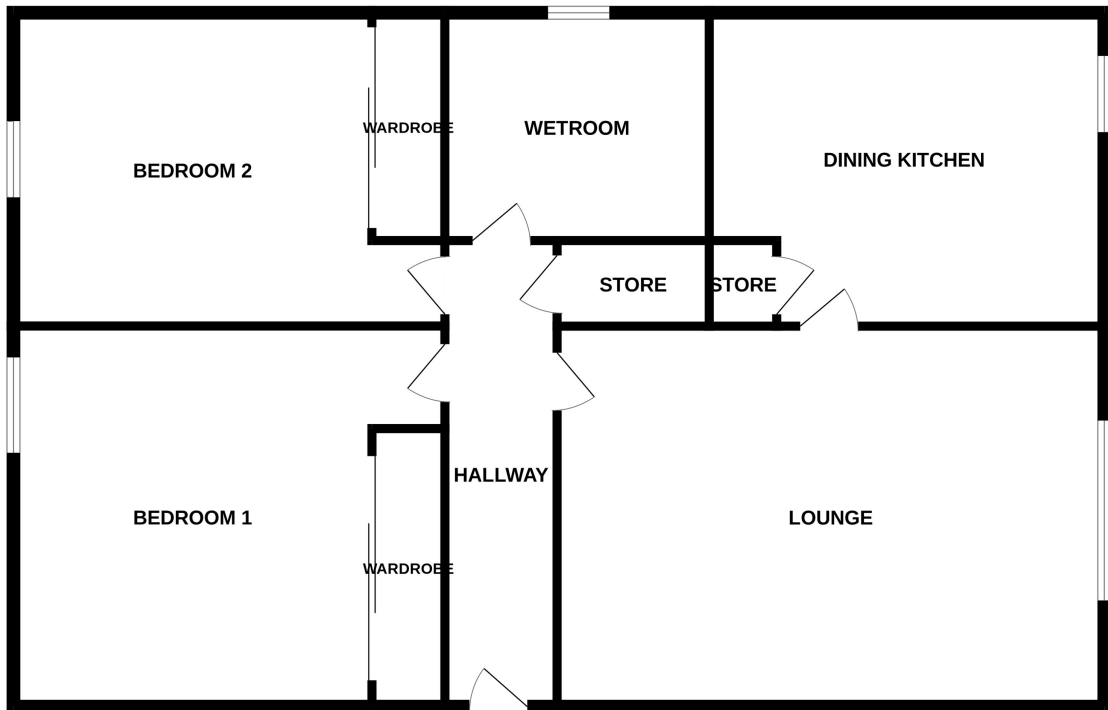
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Wetroom.

COUNCIL TAX BAND - C

EPC BANDING -

6 STATION MEWS,
BUCKSBURN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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