



8 Hopetoun Green, Bucksburn, Aberdeen AB21 9QX

Offers Over £180,000

THREE BEDROOM, TWO PUBLIC ROOM SEMI DETACHED HOME IN A POPULAR
RESIDENTIAL AREA, WITH OFF STREET PARKING AND GARAGE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this much loved THREE BEDROOM, TWO PUBLIC ROOM SEMI DETACHED FAMILY HOME. Set in a popular area within Bucksburn, the property enjoys an elevated position with extensive views. Benefiting from gas central heating and double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; spacious Lounge to front; Dining Room to rear; Kitchen and WC. There are three Bedrooms and Shower Room on the upper floor, with Ramsay ladder access to the floored and lined Attic space. There are gardens to front and rear, with off street parking and access to Single Garage. It is believed that, subject to obtaining any necessary Permissions, it may be possible to extend the property further, and yet still retain a decent garden.

Bucksburn is a well-established suburb with a wide range of shops and leisure facilities including the Beacon Sports Centre, which is just a couple of minutes walk away, as is the swimming pool. Primary and Secondary schooling are also a short walk away. With excellent public transport links to the city centre and further beyond, and the airport within easy reach, this is a very accessible location.

ENTRANCE VESTIBULE & INNER HALL



Accessed via glazed door to front with glazed side panel. Low level meter cupboard and ceiling light fitting. Glazed door with side panel to Inner Hall. Carpeted stairs lead to the upper floor accommodation. Two wall lights and central heating radiator.

LOUNGE 15' 5" X 12' 0" (4.70M X 3.66M)



Spacious light and airy Lounge to the front of the property, with picture window which floods the room with natural light. Ceiling light fitting, central heating radiator and television point. Fireplace within surround. Recesses flank either side of the chimney breast. Sliding glazed doors lead to the Dining Room.

DINING ROOM 13' 4" X 10' 9" (4.06M X 3.28M)



Another spacious room, situated to the rear of the property and accessed via glazed sliding doors from the Lounge, or door from the Hall. Picture window overlooking the rear garden. Ceiling light fitting, central heating radiator and telephone point.

KITCHEN 9' 7" X 8' 3" (2.92M X 2.51M)



Accessed via Georgian style glazed door from the Hall, the Kitchen is fitted with a high gloss range of wall and base units with complementing work surfaces and splashback. Inset sink and drainer below window to rear. The integrated cooker, hob and hood are to remain along with the fridge and there is space for washing machine. Ceiling light fitting and party glazed door to rear Hall and boiler cupboard.

REAR HALL AND BOILER CUPBOARD

With rear door leading to the garden, access to the boiler cupboard/store, and integral access to the Garage.

CLOAKROOM



Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting and extractor fan.

UPPER FLOOR



Carpeted stairs lead from the Entrance Hall to the upper floor landing. A window to side allows natural light. Wall light and access hatch with Ramsay ladder to floored Attic space.

BEDROOM 1 12' 0" X 11' 2" (3.66M X 3.40M)



Double Bedroom with window overlooking the garden to the rear and benefiting from double wardrobe allowing excellent hanging and shelf storage, with sliding doors. Additional airing cupboard. Central heating radiator.

BEDROOM 2 12' 0" X 11' 2" (3.66M X 3.40M)



Second Double Bedroom situated to the front of the property, again benefiting from double built-in wardrobe with hanging and shelf storage and sliding doors. Central heating radiator.

BEDROOM 3 8' 4" X 7' 3" (2.54M X 2.21M)



Third Bedroom, again situated to the front of the property, benefiting from built-in wardrobes and dressing table with louvre doors, providing excellent storage. Window to front. Spot light fitting on the wall and central heating radiator.

SHOWER ROOM 7' 4" X 7' 1" (2.24M X 2.16M)



Partially aqua panelled and partially tiled, the Shower Room is fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Inset downlighters and central heating radiator. Window to rear allowing natural light.

ATTIC SPACE



Accessed via Ramsay ladder from the upper floor landing, floored and lined Loft space with additional storage area.

GARAGE 17' 7" X 9' 5" (5.36M X 2.87M)

Lengthy Garage with up and over door to the front and pedestrian access from the Rear Hall, benefiting from power and light.

EXTERNAL



EXTERNAL



The garden to the front is part loc blocked allowing off street parking and leading to the Garage. There are a range of mature plants and shrubs, but it is believed that, on obtaining any necessary Permissions, it would be possible to remove these and create further off-street parking.

The fully enclosed rear garden has a two patio areas from which to enjoy the warmer weather at different times of day, with a generous garden, productive vegetable plot, and drying area. There are a huge variety of mature plants and shrubs, as well as apple trees. Rotary dryer and external water tap. Please note the greenhouse is being removed.

EXTRAS

All carpets, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Shower Room and WC; and rotary clothes drier.

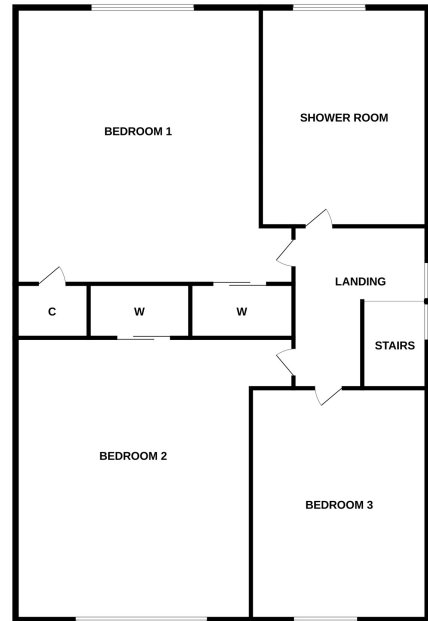
COUNCIL TAX BAND - E

EPC BANDING - D

GROUND FLOOR



1ST FLOOR



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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