



## 52 Burnieboozle Crescent, Aberdeen AB15 8NQ

Offers over £250,000

THREE BEDROOM SEMI DETACHED DWELLINGHOUSE OCCUPYING AN EXTENSIVE CORNER PLOT IN A DESIREABLE AREA TO THE WEST END OF THE CITY

Stronachs



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Offers over £250,000

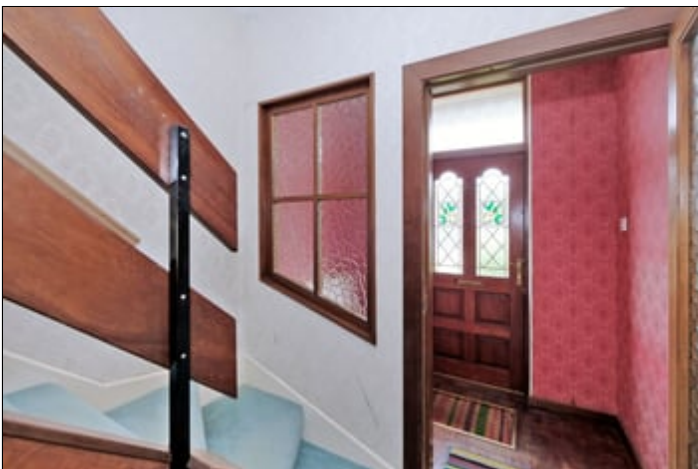
Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this much loved home set in a generous corner plot within the popular Craigiebuckler area of Aberdeen. Requiring upgrading throughout, this is a fabulous opportunity for someone to create the family home of their dreams, with options to extend (on obtaining any necessary Permissions).

Benefitting from gas central heating and double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Lounge to front; Sitting/Dining Room to rear; Kitchen; WC; and Sun Porch. There are three Bedrooms and Family Bathroom on the upper floor. The surrounding gardens are a riot of colour in the summer months, with off street parking and the added appeal of two Single Garages. This property offers a great deal of scope for someone with imagination and flair.

Burnieboozle Crescent is located in a prime residential location in the west end of Aberdeen. The property is particularly convenient for access north and south of the city on the ring road and is close to the oil related offices at the Hill of Rubislaw. There is a good public transport service providing links to many other areas and close by are excellent primary and secondary schools. In addition, Hazelhead Park and golf course are easily accessible from the property.

## ENTRANCE VESTIBULE



Accessed via part glazed wooden door to front, with parquet flooring and matwell. Meter cupboard, ceiling light fitting. Glazed door to Inner Hall.

## INNER HALL



Carpeted stairs lead to the upper floor accommodation. There is ample room below the stairs for storage - it is believed that, subject to any Permissions, this space could be used to create a further WC. Two wall lights and central heating radiator. Glazed door to Lounge.

## LOUNGE 16' 9" X 12' 5" (5.11M X 3.78M)



Light and airy Lounge to the front of the property with box bay window allowing sunlight to flood into the room. Recesses flank either side of the chimney breast. Ceiling light fitting, central heating radiator, and television point. A mottled glazed window provides borrowed light to the Sitting/Dining Room.

## SITTING ROOM 14' 7" X 11' 5" (4.45M X 3.48M)



Accessed via glazed door from the Hall, the Sitting Room benefits from borrowed light from the Lounge to front, and from the Dining Room to rear which is on open plan. Fireplace with wooden surround and recesses flanking either side of the chimney breast. Ceiling light fitting and central heating radiator.

## DINING ROOM 15' 2" X 9' 6" (4.62M X 2.90M)



On open plan with the Sitting Room, a picture window to the rear allows natural light, with additional borrowed light from the rear hall internal window. Ceiling and wall lights, fireplace and central heating radiator.

## KITCHEN 14' 2" X 10' 6" (4.32M X 3.20M)



Sizeable Kitchen fitted with a range of wall and base units with complementing work surfaces, inset sink and drainer and ample space for a range of appliances. Picture window to side. Ceiling light fitting, central heating radiator and television point. Sliding door to rear accesses the rear Hall.

## REAR HALL

With wall mounted coathooks and ceiling light fitting, a window between here and the Dining Room allows borrowed light.

## WC 6' 0" X 3' 7" (1.83M X 1.09M)



Fitted with a coloured two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting and central heating radiator. Window to rear and side.

## SUN PORCH 10' 2" X 6' 4" (3.10M X 1.93M)



Accessed from the rear Hall with a bank of windows to side and rear, and glazed door allowing access to the garden grounds. Additional window between WC and Sun Porch provides further borrowed light.

## UPPER FLOOR



Carpeted stairs lead from the Inner Hall to the upper floor Landing, which has a window to side providing light, ceiling light fitting and hatch to Loft space.

## BEDROOM 1 12' 5" X 10' 6" (3.78M X 3.20M)



Large Double Bedroom situated to the rear of the property, benefiting from wall to wall built in wardrobes allowing excellent hanging and shelf storage. Further boiler cupboard. Ceiling light fitting and central heating radiator.

### **BEDROOM 2 12' 8" X 12' 6" (3.86M X 3.81M)**



Further Double Bedroom overlooking the garden to the front of the property, with built-in wardrobes allowing excellent hanging and shelf storage, with louvre doors. Ceiling light fitting and central heating radiator.

### **BEDROOM 3 10' 9" X 6' 7" (3.28M X 2.01M)**



Single Bedroom, with windows to both front and side bathing the room in natural light. Ceiling light fitting, central heating radiator and recessed shelving.

### **BATHROOM 8' 8" X 6' 7" (2.64M X 2.01M)**



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting, central heating radiator and window to rear.

### **GARAGE 1 17' 5" X 8' 5" (5.31M X 2.57M)**

Single Garage with up and over door to front, benefiting from power and light.



## **GARAGE 2 17' 5" X 8' 5" (5.31M X 2.57M)**

Second Garage with up and over door to front, and additional pedestrian access to rear with window overlooking the garden. Power and light.

### **EXTERNAL**



The property is set within a substantial corner plot which has been lovingly maintained over the years, with a variety of mature plants and shrubs providing a riot of colour in the summer months. A driveway allows off-street parking and leads to the Garages. The rear garden is fully enclosed with a number of patio areas from which to enjoy the warmer weather at all hours of the day, as well as providing a great deal of privacy.

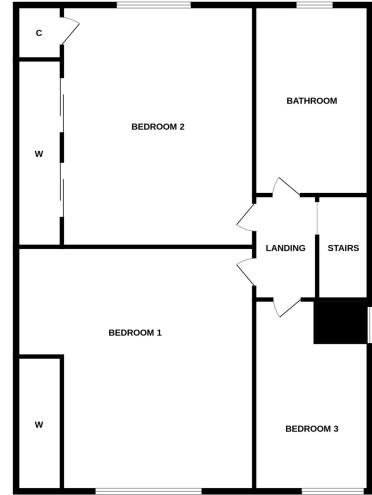
**COUNCIL TAX BAND - F**

**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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