



94 Bankhead Road, Bucksburn,
Aberdeen, AB21 9EA

Fixed Price £100,000
£5,000 below market value
as at 08/08/2024

peterkins



**** £5,000 BELOW MARKET VALUE AS AT 08/08/2024 ****

94 Bankhead Road,
Bucksburn, Aberdeen,
AB21 9EA

Fixed Price £100,000

- Self-Contained Upper Flat
- Open Plan Living Room & Dining Kitchen
- Two Double Bedrooms with Built-in Wardrobes
- Bathroom with an Over Bath Shower
- Insulated Loft
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Exclusive Outhouse
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46444/1

EPC: D

Description:

We are delighted to offer for sale this lovely **two bedroomed, self-contained, upper flat** which enjoys a good position within the popular Bucksburn area of the city. The property is bright and airy throughout and is presented in immaculate condition. The generously proportioned accommodation comprises of: Entrance vestibule; hallway with access to the insulated loft; open plan living room and dining kitchen; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there is on street parking and a beautifully maintained shared garden to the rear with an exclusive border and outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods; light fittings; blinds and curtains will be included in the sale.

Location:

Bucksburn offers a variety of independent retailers, a convenience store and take-away outlets plus there is also a local pharmacy. Lidl and McDonald's are situated nearby on Inverurie Road with a wider choice of retail facilities available at Tesco Superstore in nearby Danestone and ASDA Superstore in nearby Dyce. The area also boasts great transport links to Dyce and Aberdeen City Centre. The AWPR is less than half a mile away giving easy access to both north and south of Aberdeen and to the industrial estates at Kingswells, Westhill and Altens. Aberdeen International Airport is also within a 5-minute commute of the property, as is the train station at Dyce.

Directions:

Travelling from the main Aberdeen Ring Road proceed to the Haudagain roundabout and exit onto Auchmill Road. Proceed and take the first slip road onto Oldmeldrum Road and at the T-junction turn left onto Bankhead Road. Number 94 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance Vestibule:

A composite exterior door with fanlight and glazed panel above gives access to the entrance vestibule; stairs up to the part glazed vestibule door which leads to the hallway; pendant light fitting; laminate flooring.

Hallway:

The centrally located hallway has all accommodation leading off; telephone point; coat hooks; hatch to the insulated loft; smoke detector; pendant light fitting; laminate flooring; part glazed door leads to the to the open plan living room.

Open Plan Living Room & Dining Kitchen: 22'10 x 13'3 (6.95m x 4.05m) approx.

The well appointed living room area has a triple formation window to the front of the property fitted with vertical blinds; feature fireplace with a granite inset and hearth; television point; two alcoves with downlighters; radiator; smoke detector; three branch ceiling light fitting; fitted carpet.

The dining kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas cooker with a chimney style cooker hood extractor above; fridge; freezer; washing machine; built-in cupboard with louvre doors housing the central heating boiler; ample space for a dining table and chairs; triple formation window overlooking the rear garden fitted with "Venetian" blinds; radiator; heat detector; wood panelled ceiling; spotlights; three branch ceiling light fitting; laminate flooring.



Bedroom 1: 13'6 x 11'4 (4.12m x 3.45m) approx.

Spacious double bedroom with a rear garden aspect; triple formation window fitted with a roller blind; built-in wardrobes providing good hanging and storage space; built-in shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'11 x 11'3 (3.63m x 3.43m) approx.

The generous second double bedroom has a triple formation window to the front of the flat fitted with a vertical blind; built-in wardrobes providing good hanging and storage space; built-in shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a three-piece white suite comprising of: W.C., wall hung wash hand basin and bath complete with an overhead mixer shower and folding glass shower screen; ceramic wall tiles around suite; wall mirror; mirrored medicine cabinet; frosted window to the front of the property; built-in shelved storage cupboard with louvre doors; radiator; ceiling light fitting; laminate flooring.

Outside:

The beautifully maintained shared garden to the rear of the flat is mainly laid to grass with an exclusive shrub/flower border. In addition, there is an exclusive outhouse.

Parking:

There is on street parking available at the front of the property.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com