



6 Goodhope Park, Bucksburn,
Aberdeen, AB21 9NE

Offers Over £103,500
BELOW MARKET VALUE

peterkins



6 Goodhope Park,
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AB21 9NE

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- First Floor Apartment
- In a “Ready to Move Into” Condition
- Open Plan Living Room & Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Allocated & Visitors’ Parking Spaces

Viewing contacts:
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Ref: 47273/1
EPC: B TAX: D
Floor Area: 47m2
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the modern interior of this **two bedroom first floor apartment** which forms part of a small exclusive development within Bucksburn. The apartment is in a “ready to move into” condition and benefits from a security entry system, gas central heating and double glazing. Presented in immaculate condition the apartment boasts generously proportioned accommodation comprising of: Hallway; open plan living room and modern kitchen with appliances; two double bedrooms with built-in wardrobes; attractive bathroom with an over bath shower. Outside there are well tended common areas and private/visitors’ parking spaces with the residents’ car park. The fitted flooring, white goods, light fittings blinds and curtains will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

Location:

Bucksburn is a well-established residential area and enjoys excellent amenities including shops, community centre, and both primary and secondary education. The property is also within walking distance of Danestone which also has excellent amenities including a supermarket, doctors’ surgery, primary schooling, busy community centre and Bannatynes Gym and Spa. The City Centre is easily accessible either by car or public transport and the subjects are well placed for easy commuting to the office and industrial complexes located at the Bridge of Don, Dyce and Aberdeen Airport.

Directions:

Travel north Anderson Drive proceeding straight ahead at the Haudagain roundabout onto Mugiemooss Road. At the next roundabout take the first exit, continuing on Mugiemooss Road. Follow the road for a short distance then turn left onto Goodhope Park. Number 6 is situated on the left as indicated by our “For Sale” sign.

Entrance:

The communal entrance and staircase to the upper floors is accessed via a security entry system.

Hallway:

An exterior door gives access to the hallway; wall mounted security door entry handset and central heating thermostat; radiator; smoke detector; pendant light fitting; fitted carpet.

Open Plan Living Room & Kitchen: 17’7 x 12’10 (5.36m x 3.91m) approx.

The living area enjoys a bright front aspect with a double window which allows an abundance of natural light flow into the room; wall mounted television and bracket; radiator; smoke detector; pendant light fitting; fitted carpet.

The well equipped kitchen is fitted white base and wall mounted cabinets linked by contrasting work surfaces, upstands and splashbacks; gas hob with an additional stainless steel splashback behind; stainless steel chimney style extractor hood; integrated fridge/freezer and washer dryer; built-in cupboard housing the central heating boiler and electric meter; heat and CO detectors; pendant light fitting; vinyl flooring.



Bedroom 1: 12'0 x 8'5 (3.66m x 2.57m) approx.

Well appointed double bedroom with a window to the front of the building; window fitted with a "Roman" blind; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 8'10 x 8'7 (2.7m x 2.62m) approx.

Pleasant second double bedroom again with a front aspect; window fitted with a "Roman" blind; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath with a mixer shower and glass shower screen; ceramic wall tiles around suite; shaver point; wall mounted mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside/Parking:

The property is set in landscaped grounds, which boasts an exclusive parking space for each property as well as visitors' parking and a communal bike store.

Note: The gas meter is located outside the building entrance.

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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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