



26 Auchmill Terrace, Bucksburn,
Aberdeen, AB21 9LF

Offers In The Region of
£127,500

peterkins



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- End-Terraced Dwellinghouse
- Well-Proportioned Living Room
- Dining Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Electric Shower
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46765/3
EPC: Band D
Council Tax: Band C
Tenure: Ownership

Description:

We have the pleasure in offering for sale this spacious **two-bedroom end-terraced dwellinghouse** situated within the well-established Bucksburn area of the city. The property enjoys an elevated position and provides far reaching views over the countryside and towards Bridge of Don. Ideal for a first-time buyer, the accommodation spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; well-proportioned living room; dining kitchen with appliances and access out to the rear garden. Upper Floor: Two double bedrooms with built-in wardrobes; modern bathroom with an over bath electric shower; loft access. Outside there are gardens to the front and rear of the house together with on street parking. 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 is a popular suburb of the city easily accessible by public transport to the City Centre and beyond. There are local shops and educational facilities, a leisure centre, swimming pool (temporarily closed), bowling green and an excellent 18-hole golf course nearby. There are primary schools and a secondary school in the area. Bucksburn is conveniently placed for the industrial estates at both Dyce and Bridge of Don and the main arterial route through the city is minutes away. The property is also within easy reach of Aberdeen International Airport, the P & J arena and the AWPR bypass which gives easy commuter access to both the north and south of the city.

Directions:

From the City Centre, travel north towards Bucksburn on the Aberdeen to Inverurie Road (A96). At the second set of traffic lights after the Haudigan roundabout turn left onto Auchmill Terrace and follow the road round. Number 26 is situated at the end of the road on the right-hand side as indicated by our "For Sale" sign.

Entrance Hallway:

A part glazed uPVC exterior door with glazed side panel gives access to the entrance hallway; a carpeted staircase with handrail leads to the upper floor; built-in cupboard housing the gas and electric meter; radiator and cover; coat hooks; smoke detector; pendant light fitting; fitted carpet; a glass panelled door leads to the living room.

Living Room: 14'7 x 14'7 (4.45m x 4.45m) approx. at widest points.

Well-proportioned living room with a window to the front of the property fitted with "Venetian" blinds; wall mounted central heating controls; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet; a glass panelled door leads through to the dining kitchen.

Dining Kitchen: 14'7 x 8'6 (4.45m x 2.60) approx.

The dining kitchen is fitted with an excellent range of white high gloss base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; 1.5 x sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; "American" style fridge/freezer; washing machine; dishwasher; ample space for a dining table and chairs; central heating boiler; radiator; window to the rear of the house fitted with a roller blind; downlighters; tiled floor; a part glazed uPVC exterior gives access to the rear garden.



Upper Hallway:

Access to the loft via a hatch with "Ramsay" ladder; built-in shelved storage cupboard; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 11'3 x 9'11 (3.43m x 3.01m) approx.

Spacious double bedroom with a pleasant front aspect; window; built-in wardrobe providing good hanging and storage space; radiator; ceiling light fitting; fitted carpet.

Bedroom 2: 10'8 x 8'0 (3.25m x 2.45m) approx.

Good sized second double bedroom with a window overlooking the rear garden; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern, fully tiled bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower and glass shower screen; wall mounted mirrored medicine cabinet; frosted window to the rear of the house; chrome ladder style radiator; ceiling light fitting; tiled floor.

Outside:

The front garden is mainly laid to grass with stairs and handrails leading up to the front door; outdoor water tap.

The tiered rear garden is fully enclosed and mainly laid to granite chips for low maintenance; timber garden shed; rotary dryer; outdoor water tap; gate leading round the side of the house.

Parking:

There is ample on street parking to the front and side 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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