



98 Mill Drive, Bucksburn,
Aberdeen, AB21 9FS

Offers Over £135,000

peterkins



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- First Floor Flat Executive Apartment
- Open Plan Living Room & Dining Kitchen with Balcony
- Two Double Bedrooms with Built-In Wardrobes
- Modern Shower Room
- Video Door Entry System
- Gas Central Heating
- Double Glazing
- Landscaped Garden Grounds
- Allocated & Visitor's Parking Spaces

Viewing contact Peterkins
(01224) 428100

Ref: 48047/1
EPC: B
Council Tax: D
Tenure: Ownership

Description:

We are delighted to offer for sale this **two-bedroom first floor executive apartment** which forms part of the Riverside Quarter development built by Barratt Homes. The apartment represents an ideal purchase for a professional couple or young family and is presented in good condition offering the opportunity to move in with the minimum of inconvenience. The spacious accommodation comprises of: Entrance hallway with built-in utility cupboard; open plan living room and dining kitchen with balcony access; two double bedrooms with built-in wardrobes; modern shower room. Outside there are landscaped garden grounds maintained by the Factor for the development together with an allocated parking space and additional visitor's parking. The property benefits from a video door entry system, gas central heating and double glazing. The fitted flooring, white goods, light fittings and blinds 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. The property is also close to Danestone which has excellent amenities including a Tesco supermarket 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:

Travelling north on North Anderson Drive, at the roundabout take the second exit onto Mugiemooss Road. Follow the road down and take the first exit at the roundabout continuing on Mugiemooss Road then onto Mill Drive. Number 98 is situated on the right-hand side of the road as indicated by our 'For Sale' sign.

Entrance:

The well-maintained entrance and staircase to the upper floors is accessed via a video security entry system. **Note:** The electric meter is located outside the apartment.

Hallway:

A composite exterior door gives access to the welcoming hallway with all accommodation leading off; built-in utility cupboard housing the washing machine and consumer unit; wall mounted video security door entry handset; radiator; coat hooks; smoke detector; pendant light fitting; vinyl flooring

Open Plan Living Room & Dining Kitchen: 20'0 x 14'1 (6.09m x 4.30m) approx.

The well-appointed living room has a full-length window to the front of the property fitted with a "Day to Night" blind; radiator; smoke detector; pendant light fitting; vinyl flooring.

The contemporary dining kitchen is fitted with a comprehensive range of grey gloss base and wall mounted cabinets with co-ordinated work surfaces and upstands; glass splashbacks behind sink and cooker hob; stainless steel sink and drainer with a mixer tap; induction hob with a stainless steel extractor hood above; integrated fridge/freezer; wall cabinet housing the central heating boiler and base cabinet housing the gas meter; wall mounted central heating thermostat; radiator; heat and CO detectors; ceiling light fitting; vinyl flooring; a glazed uPVC exterior door fitted with a "Day to Night" blind leads out to a fabulous balcony.



Bedroom 1: 12'6 x 9'5 (3.80m x 2.87m) approx.

Spacious double bedroom with a rear aspect; window fitted with "Perfect Fit" blinds; built-in wardrobe with sliding mirrored doors provides excellent hanging and storage space; wall mounted television bracket and central heating thermostat; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 12'6 x 8'2 (3.80m x 2.48m) approx.

The second double bedroom is roomy and overlooks the rear of the building; window fitted with "Perfect Fit" blinds; built-in wardrobe with sliding mirrored doors provides great hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and a glass splashback behind and a large aqua panelled shower unit complete with a mixer shower; shaver point; wall mounted mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside:

There are landscaped garden grounds and communal areas which are maintained by the Factor for the development for which a monthly fee is applicable.

Parking:

An allocated covered parking space is located to the rear of the building together with additional visitor's parking spaces.



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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