



19 Macaulay Drive, Craigiebuckler,  
Aberdeen, AB15 8FL

Offers Over £155,000

**peterkins**



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AB15 8FL

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- Ground Floor Executive Apartment
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- Two Double Bedrooms
- Wet Room
- Gas Central Heating
- Triple Glazing
- Security Entry System
- Set in Beautiful Landscaped Garden Grounds
- Allocated & Visitors' Parking Spaces

Viewing contact Peterkins  
(01224) 428100

Ref: 47196/2  
EPC: Band C  
Council Tax: Band E  
Tenure: Ownership

**Description:**

Early viewing is highly recommended to appreciate the spacious interior of this **two-bedroom ground floor executive apartment** which forms part of a modern development within a much sought-after West End location. The property is presented in good condition with neutral décor complimented by self-coloured flooring and quality blinds and would make an ideal purchase for someone looking for a well maintained property in a quiet exclusive development. The accommodation comprises of: Vestibule; "L" shaped hallway with good storage; generously proportioned living room with feature fireplace; dining kitchen; two double bedrooms with built-in wardrobes; wet room. Outside there are beautiful, landscaped garden grounds which are maintained by the Factor for the development. In addition, there is an allocated parking space together with additional visitors' parking within the residents' car park. Further benefits include a security door entry system, gas central heating system and triple glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

**Location:**

Macaulay Drive offers easy access to Aberdeen city and the surrounding suburbs. The area is well served by local shops including those at nearby Mannofield and Seafield. The City Centre with its wealth of amenities is also only a short distance away either by car or public transport, which is readily available. Hazlehead Park with its wide-open spaces, lovely countryside walks and two 18-hole golf courses are again within walking distance, as are the renowned Johnstone Gardens. There are also reputable schools serving the area.

**Directions:**

From the West End of Union Street continue onto Holburn Street then take first right onto Union Grove. Proceed straight ahead from some distance though through the two roundabouts onto Seafield Road. At the traffic lights continue ahead onto Countesswells Road then take the first right onto Macaulay Drive. Follow the road round and number 19 is situated on the left as indicated by our "For Sale" sign.

**The accommodation comprises of:-**

**Entrance:**

The well-maintained entrance is accessed via a security entry system.

**Vestibule:**

An exterior door gives access to the vestibule; coat hooks; ceiling cornice; pendant light fitting; fitted carpet; door leading to the hallway.

**Hallway:**

The "L" shaped hallway gives access to all accommodation; walk-in storage cupboard housing the gas meter; built-in shelved storage cupboard; wall mounted door entry handset and central heating controls; smoke detector; ceiling cornice; two pendant light fittings; fitted carpet.

**Living Room: 13'11 x 12'1 (4.23m x 3.68m) approx.**

Generously proportioned living room with a side aspect; large triple formation window fitted with vertical blinds; feature fireplace complete with a tiled inset/hearth and electric fire; radiator; smoke detector; ceiling cornice; three branch ceiling light fitting; fitted carpet.



#### Dining Kitchen: 9'11 x 8'4 (3.01m x 2.53m) approx.

The dining kitchen is fitted with an excellent range of light wood effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; under cabinet lighting; 1.5 x sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; wall cabinet housing the central heating boiler and CO detector; ample space for a dining table and chairs; double window to the rear of the apartment fitted with vertical blinds; radiator; smoke detector; bar spotlight fitting; laminate flooring.

#### Bedroom 1: 14'5 x 12'0 (4.40m x 3.68m) approx.

Exceptionally spacious double bedroom with a double window to the side of the property fitted with vertical blinds; triple built-in wardrobe with sliding mirrored doors providing fantastic hanging and storage space; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

#### Bedroom 2: 9'11 x 8'11 (3.01m x 2.71m) approx.

Good sized second double bedroom with a rear/side outlook; double window fitted with vertical blinds; built-in wardrobe with sliding doors; radiator; pendant light fitting; fitted carpet.

#### Wet Room:

The wet room is fitted with a white suite comprising of: W.C. with a concealed cistern; wash hand basin set into a vanity unit and walk-in shower complete an electric shower; shaver point; wall mounted circular mirror and mirrored medicine cabinet; extractor fan; ceiling light fitting; anti-slip flooring.

#### Outside:

Externally there are beautifully maintained tranquil landscaped garden grounds surrounding the development which are maintained by the Factor for the development.

#### Parking:

There is an allocated parking space together with additional visitors' parking spaces withing the residents' car park.

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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.

# peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)