




McEwan Fraser Legal
Solicitors & Estate Agents
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10 Goodhope Gardens

BUCKSBURN, ABERDEEN, AB21 9NG



THE LOCATION

Goodhope Road is situated on the Persimmon Development “Riverside Quarter”, Aberdeen and with the Aberdeen Ring Road located nearby, most parts of the city are readily accessible by a variety of arterial routes. Nearby you have the Tesco Superstore at Danestone, Asda Superstore at Bridge of Don, and also Aldi in Bucksburn itself. The location is also particularly convenient for oil-related offices at Bridge of Don and Dyce and for Aberdeen Airport.

Bucksburn is an enviable location for those with a love of an active lifestyle. This former market village offers great accessibility to the vibrant city of Aberdeen, where residents can enjoy a wide range of leisure and entertainment facilities. For those wishing to commute, there is access to Aberdeen’s primary transportation networks. A short distance away from the A96, this location provides links to both the north and the south. For those non-drivers, Bucksburn is served well by public transport with the local area itself well served by local amenities including a community centre, swimming pool and a popular bowling club. There is a choice of primary schools with the property in the Stoneywood Primary catchment area and secondary education being provided at the new Bucksburn Academy.

Castlegate, Aberdeen Football and Golf, Union Square Interior and Marischal College Interior

10 GOODHOPE GARDENS

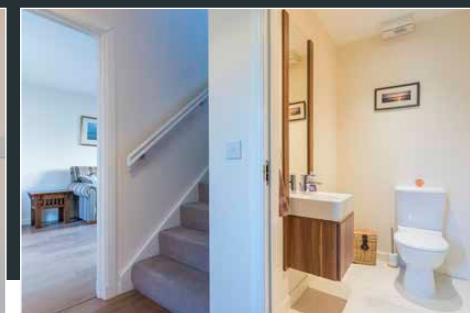
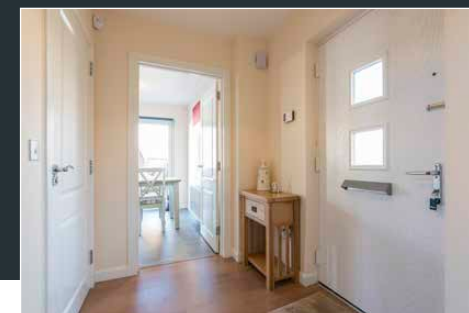
Forming part of a much sought after modern and executive development, a fantastic opportunity to purchase an exceptionally spacious three bedroom detached property. Expertly designed which has been completed to the highest of standards and is undoubtedly in an immaculate walk-in condition. The property also enjoys the benefit of a part 10-year NHBC warranty (or equivalent).

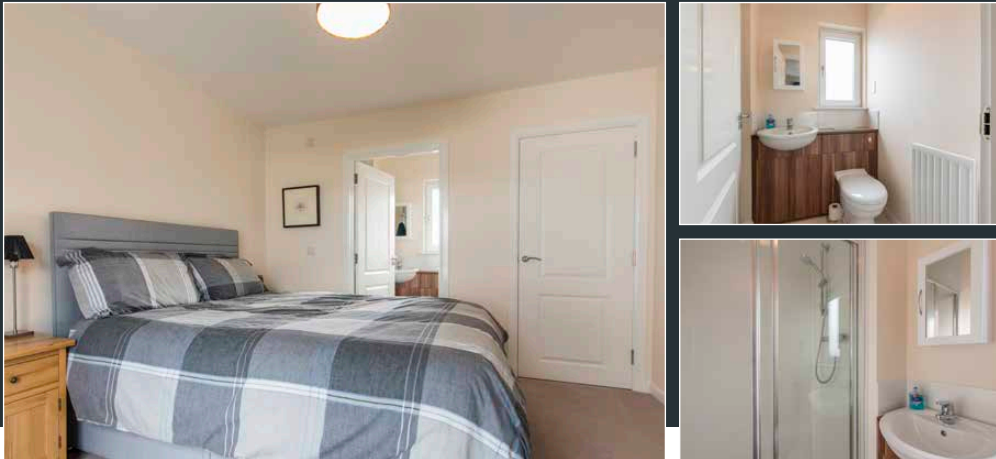
The property boasts many features, super stylish fittings and furnishings immaculate fresh neutral décor throughout with full uPVC double glazing and gas central heating. A welcoming hallway leads to all accommodation; a generous lounge is bathed in sunlight from dual aspect windows, fully fitted integrated dining kitchen with premium appliances, and French doors to the rear garden, utility room with further access to the rear garden, guest WC.

A carpeted staircase leads to the first floor where you have the master bedroom with en-suite shower room and dressing room, two further bedrooms one of which is a large double with an immaculate well-equipped family bathroom completing the accommodation. With its fantastic

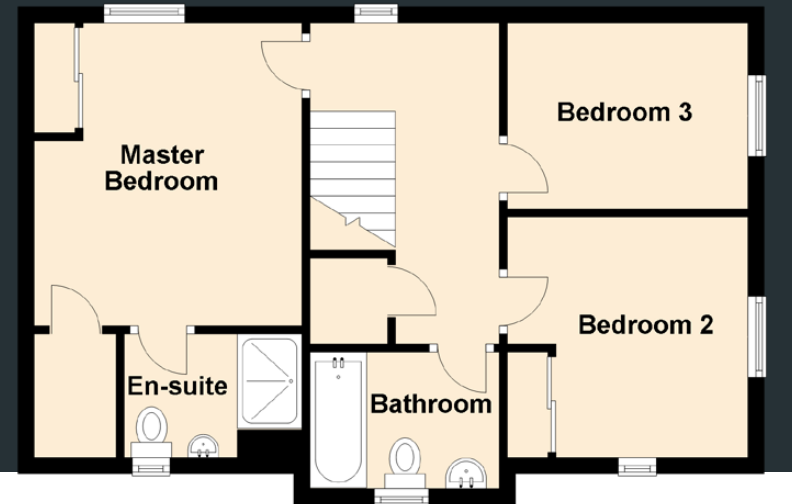
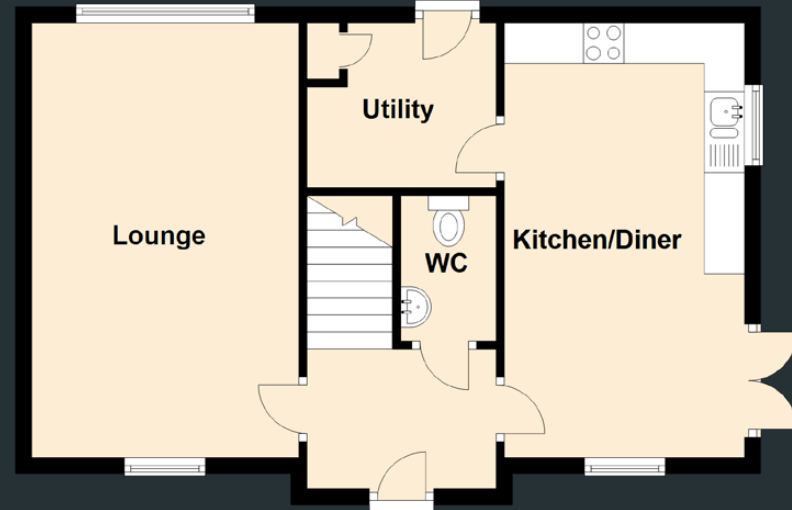
location, this truly is an excellent opportunity to purchase a stylish and generously proportioned executive home and therefore early viewing is a must and highly recommended.

Parking off-street for a minimum of two vehicles is available to the side of the property immediately in front of the garage; the rear garden has been professionally landscaped with a high perimeter wall, the well stocked garden is awash with colour throughout the year with mature shrubs, plants and seasonal flowers, cleverly designed to enjoy the morning and afternoon sun in a verity of places, the summer house and large patio area is perfect for some al-fresco dining and entertaining, the garden also provides a safe environment for those with children and pets alike.





SPECIFICATIONS & DETAILS

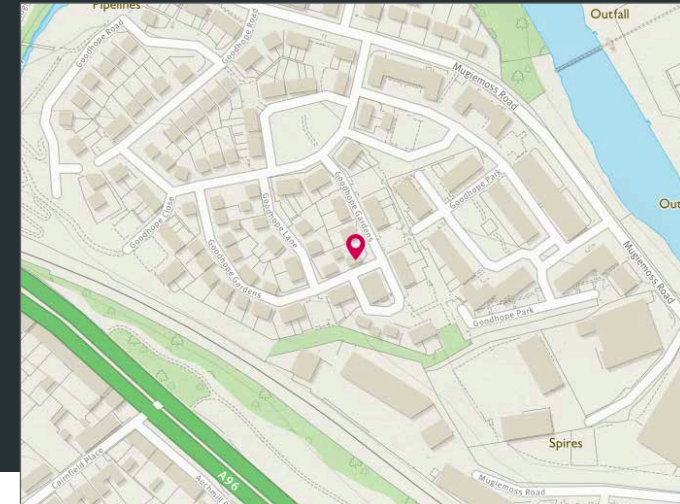


Approximate Dimensions (Taken from the widest point)

Lounge	5.37m (17'7") x 3.31m (10'10")
Kitchen/Diner	5.37m (17'7") x 2.97m (9'9")
Utility	2.33m (7'8") x 2.04m (6'8")
WC	1.80m (5'11") x 1.18m (3'10")
Master Bedroom	3.32m (10'11") x 3.02m (9'11")
En-suite	2.19m (7'2") x 1.52m (5')
Bedroom 2	2.96m (9'9") x 2.43m (8')
Bedroom 3	2.34m (7'8") x 2.30m (7'7")
Bathroom	2.33m (7'8") x 1.69m (5'6")

Gross internal floor area (m²): 98m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances. Other soft furnishings are by separate negotiation.





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Surveyor



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