

# 34 Cloverfield Gardens

BUCKSBURN, ABERDEEN, ABERDEENSHIRE, AB21 9BD



*Three-bedroom mid-terrace dwelling in immaculate condition, with huge upgrades in a desirable location close to all amenities, with the river and forest walks close by*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



The property is an impressive three-bedroom mid-terrace, offering spacious, well-proportioned, light and airy accommodation over two levels. During their tenure, the current owners have thoughtfully and comprehensively upgraded and modernised, with no expense spared. It is well-suited to the needs of the modern family and allows the opportunity to move in with the minimum of inconvenience.

The property is tastefully decorated in modern tones and is presented in immaculate condition throughout, and boasts many stylish fittings and furnishings, further benefiting from uPVC double glazing and gas central heating. This stunning property would undoubtedly suit the first-time purchase, the young family, or an ideal investment property for either a young professional or as a buy-to-let investment. Early viewing is highly recommended.

## THE LOUNGE



The accommodation over two floors comprises the following: an entrance hall which is open plan to the lounge, which features a large picture window over the front of the property with a recently installed wood-burning stove. The lounge also leads to the third double bedroom on the ground floor, which could also be used as a dining room.

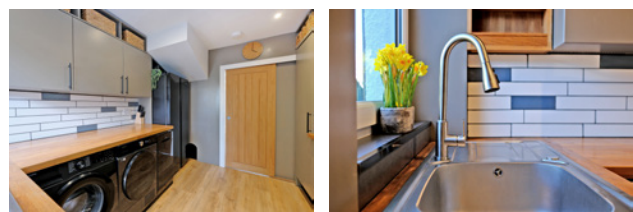
# BEDROOM 3



# THE KITCHEN



The bespoke modern kitchen is fitted with an abundance of wall- and base-mounted units, a mixture of premium integrated and standalone appliances, and access to the rear garden.





A carpeted staircase leads to the first floor, where you have two double bedrooms, both of which comfortably fit at least a double bed along with free-standing furniture. A centrally located, newly fitted family shower room completes the accommodation.

## THE SHOWER ROOM



# BEDROOM 1

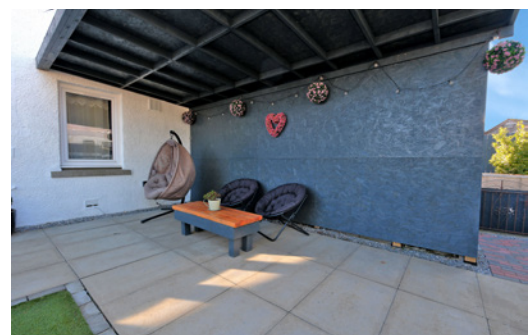
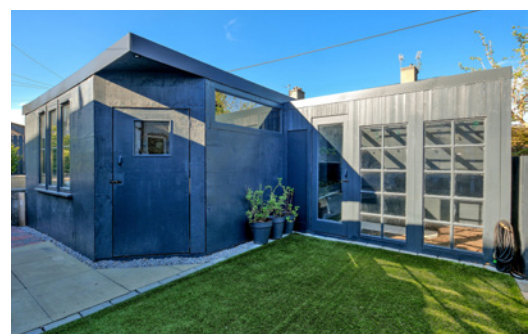


# BEDROOM 2

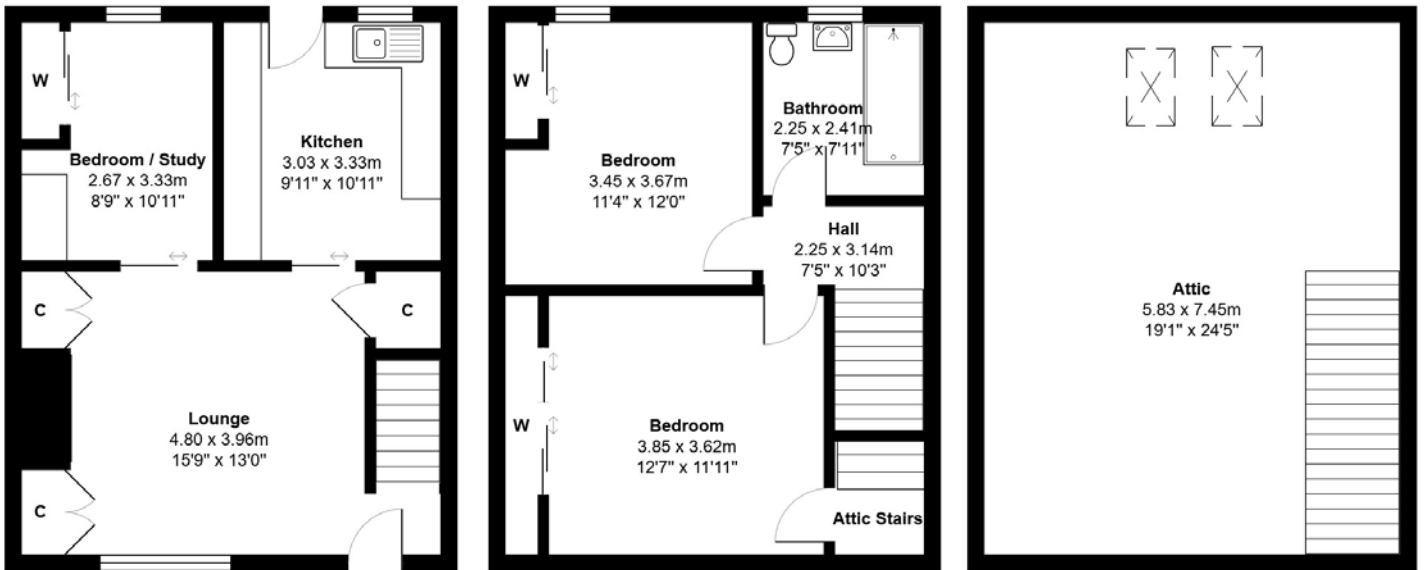


Externally, the front of the property benefits from off-street parking on the recently laid loc bloc driveway. A very private rear garden is laid to artificial lawn and is accessed from the kitchen. A high perimeter fence provides a safe and secure environment for children and pets alike, with a covered patio area providing a perfect spot for entertaining and some alfresco dining. A large wooden workshop has power and light, with a recently constructed summer/greenhouse also included.

# EXTERNALS



# FLOOR PLAN & DIMENSIONS

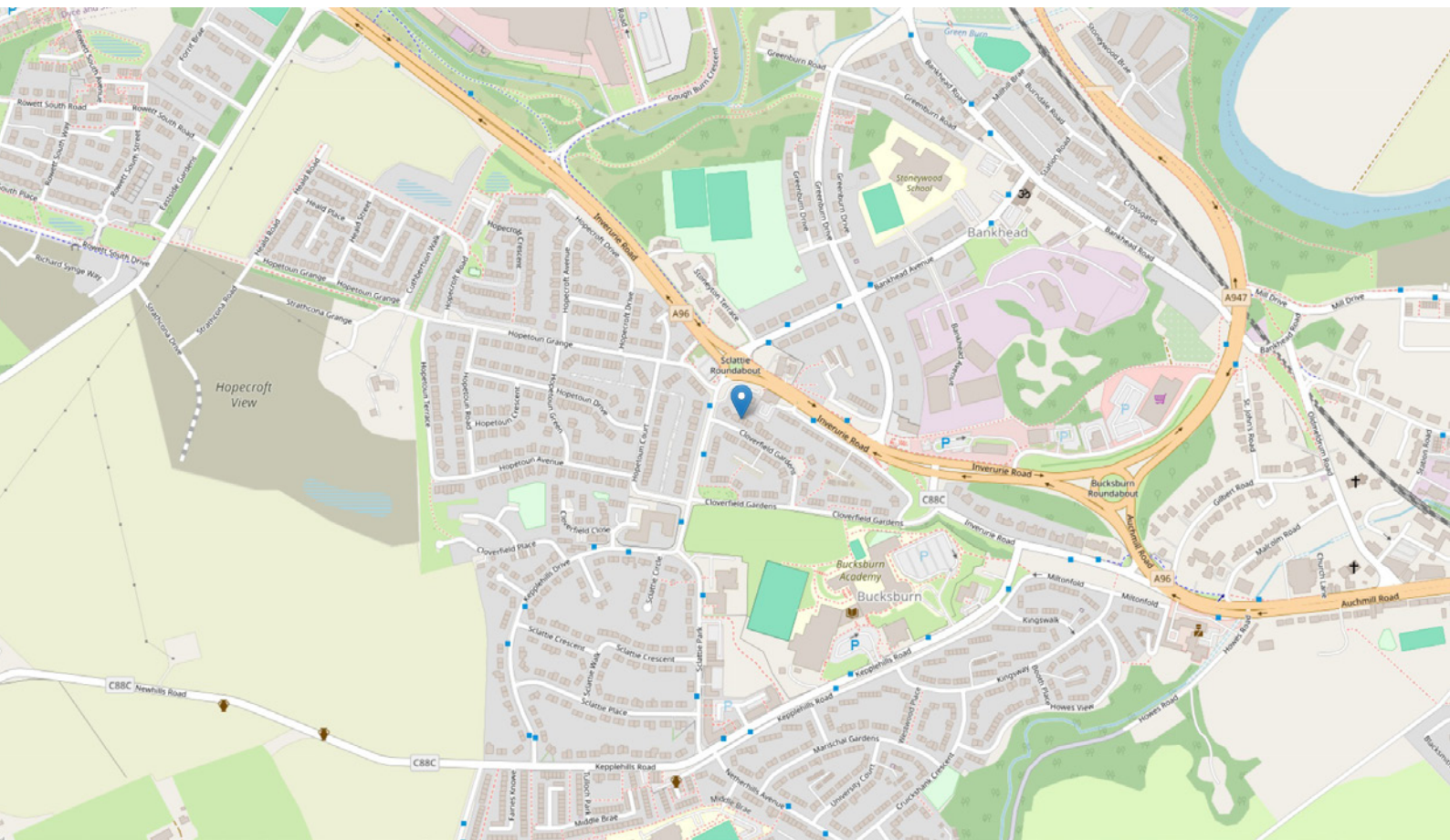


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: C

Extras: Included in the sale of this property will be all fitted floor coverings, curtains, blinds, light fittings, shades, and integrated kitchen appliances.

Services: Mains electricity, main drains, water, and gas central heating.



# THE LOCATION

34 Cloverfield Gardens, Bucksburn, is located to the northwest of Aberdeen. This immaculate property is conveniently located in a well-established residential area and enjoys excellent amenities. The surrounding area is well served by great local public transport facilities, with many main arterial routes close by offering easy access to Aberdeen International Airport and oil-related offices at both Dyce and Bridge of Don. Some of the main arterial routes, including the AWPR, which is located nearby, allow commuting to the north and south of the city within a minimum of time.





Locally, there are shops, a swimming pool, and a community centre, with primary and secondary education. Aberdeen city centre provides all the amenities one would expect with modern-day city living, where you'll be spoilt for choice with an array of shopping malls, designer boutiques, including a variety of pubs, clubs, restaurants, theatres and cinemas to enjoy, along with superb educational and recreational facilities.

The city offers further excellent bus and rail service,s with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.