

46 Sclattie Park

BUCKSBURN, ABERDEEN, AB21 9QL



Spacious three-bedroom semi-detached house in walk-in condition.



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer for sale this spacious three bedroom semi-detached property, situated within the popular residential area of Bucksburn, within proximity to a range of amenities including local shops, recreational activities, with regular and reliable bus routes making all areas of the city easily commutable.

This spacious and bright property also enjoys the modern comforts of gas central heating, double glazing and a fresh neutral decor throughout. Internal viewing is essential to fully appreciate the spacious accommodation on offer, would suit the first time buyers or young families with room to grow and has the potential to be a fantastic buy-to-let property.

THE LOUNGE



On entering the property, the hallway leads to all other accommodation, the spacious lounge is flooded with natural light from a large picture window to the front of the property, and allows for a range of living furniture.

THE KITCHEN



The modern kitchen is fitted with a range of base, wall and drawer units with contrasting worktops and some integrated appliances.

THE BATHROOM



The three-piece family bathroom is located on the ground floor with a sports shower over the bath. A carpeted staircase with a wooden balustrade leads to the upper floor where you have the spacious master bedroom, providing ample room for a range of free-standing furniture. Two further excellent sized double bedrooms complete the accommodation. There are also ample storage cupboards throughout the property.



BEDROOM 1



BEDROOM 2



BEDROOM 3

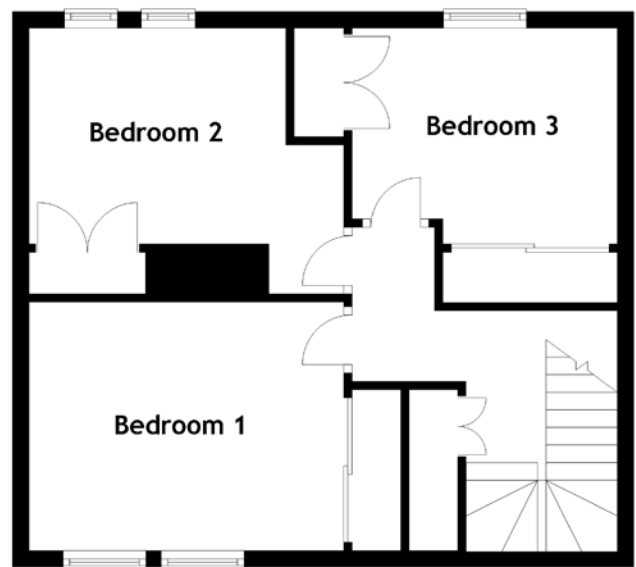
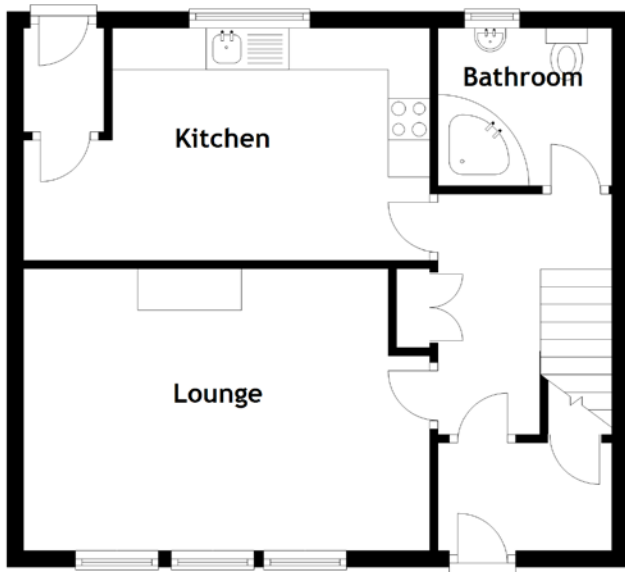


Externally to the front of the property, there is off-street parking for at least three vehicles on the driveway and immediately in front of the detached garage. The front garden is laid mostly to gravel. A gated pathway allows access to the rear garden which can also be accessed from the kitchen, walled or fenced on three sides makes for a safe environment for children and pets alike. Laid mostly to lawn with sporadic planting of shrubs, plants and seasonal flowers, a decorative stone patio is perfect for enjoying the sun and entertaining.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



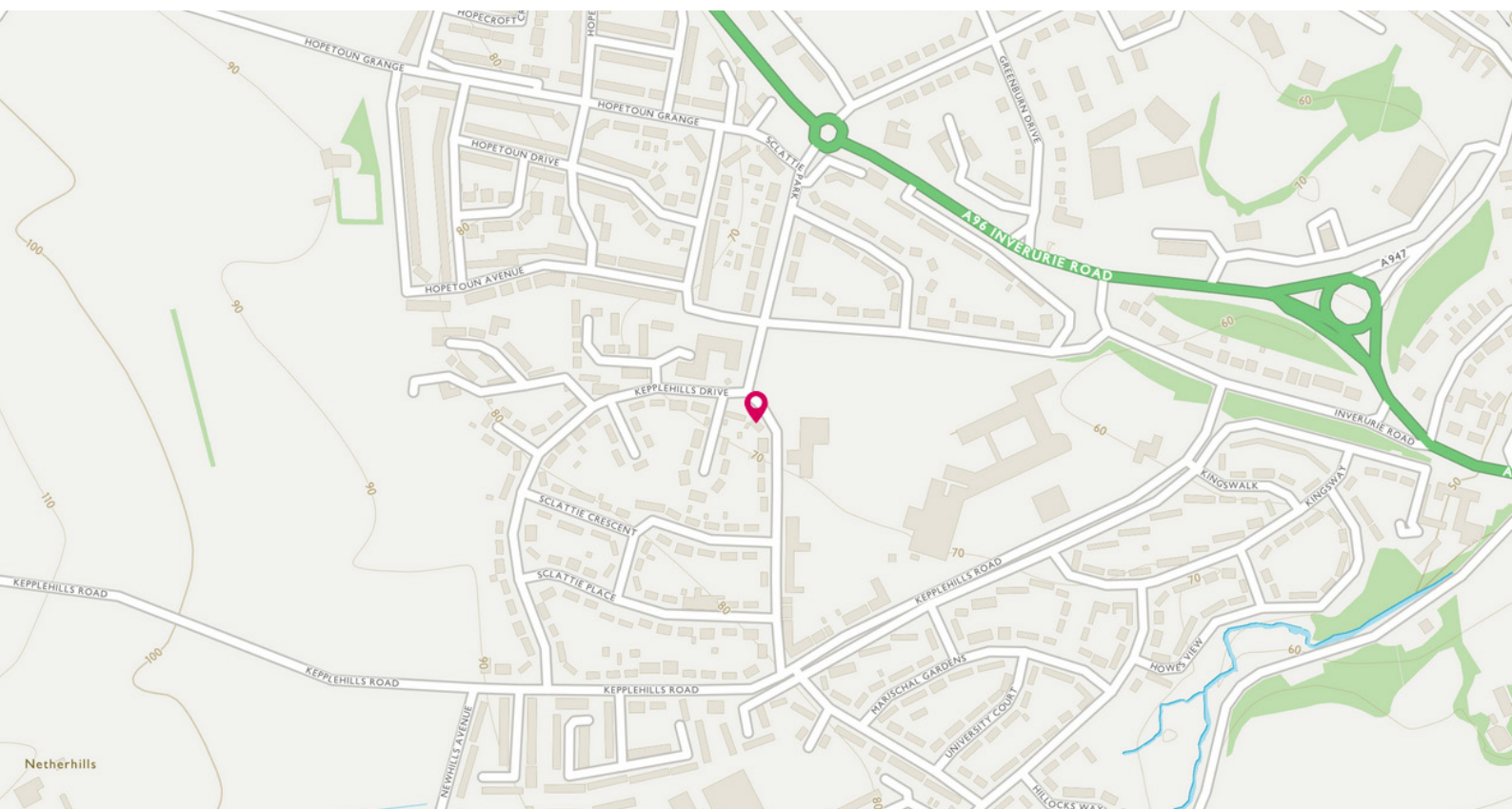
Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.40m (11'2")
Kitchen	4.90m (16'1") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.30m (7'7")

Gross internal floor area (m²): 92m²

EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all fitted carpets and floor coverings, blinds, light fittings together with any integrated kitchen appliances, other soft furnishings are by separate negotiation.



THE LOCATION

46 Sclattie Park, is located in Bucksburn a popular suburb of Aberdeen, which is situated to the northwest of the city offering a wide range of amenities including local shops, hotel, leisure activities including river walks and golf course at nearby Craibstone, along with primary and secondary schools which are within walking distance. The main arterial routes are located close by making all parts of the city easily accessible.





Aberdeen airport and the industrial developments at Dyce and Bridge of Don are also readily accessible, especially now with the completion of the AWPR (Aberdeen Western Peripheral Route) which offers convenient and direct routing to Stonehaven in the South and Peterhead in the North.

The heart of Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a variety of shopping centres, pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities. The city offers further excellent Bus & Rail Service and with National & International flights are provided from Dyce Airport.

The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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