

2 Longcain Gardens

BUCKSBURN, ABERDEEN, AB21 9UX



*One bedroom semi detached bungalow located
in the popular area of Bucksburn*



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This fantastic one bedroom semi-detached bungalow is a really rare find. Located in the popular area of Bucksburn just on the outskirts of Aberdeen city centre and very close to local amenities as well as 10 minutes from Dyce Airport.

The property is an ideal purchase for buyers at both ends of the property ladder with its potential to extend for a growing family (Subject to planning) and its current set up of one level accommodation for anyone that requires a property without stairs.

THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Front and rear gardens that wrap around the building
- Large through lounge/dining area
- Neutrally decorated fitted kitchen



THE KITCHEN





- Double bedroom with built-in wardrobe
- Modern shower room
- Close to local shops, schools and amenities
- Direct links to aberdeen city centre via bus or car

THE BEDROOM



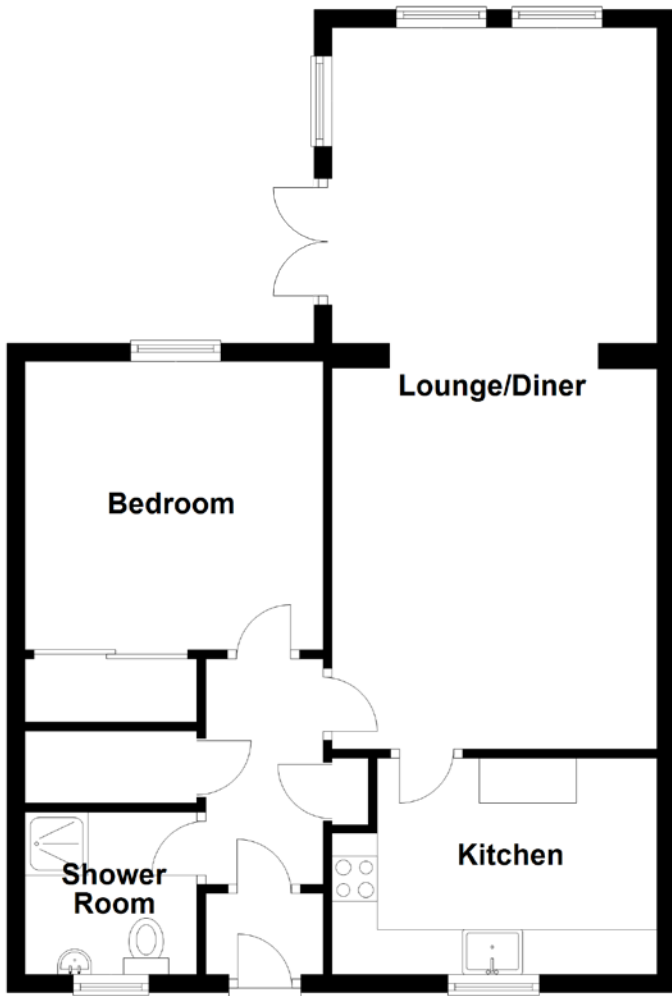
THE SHOWER ROOM



THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

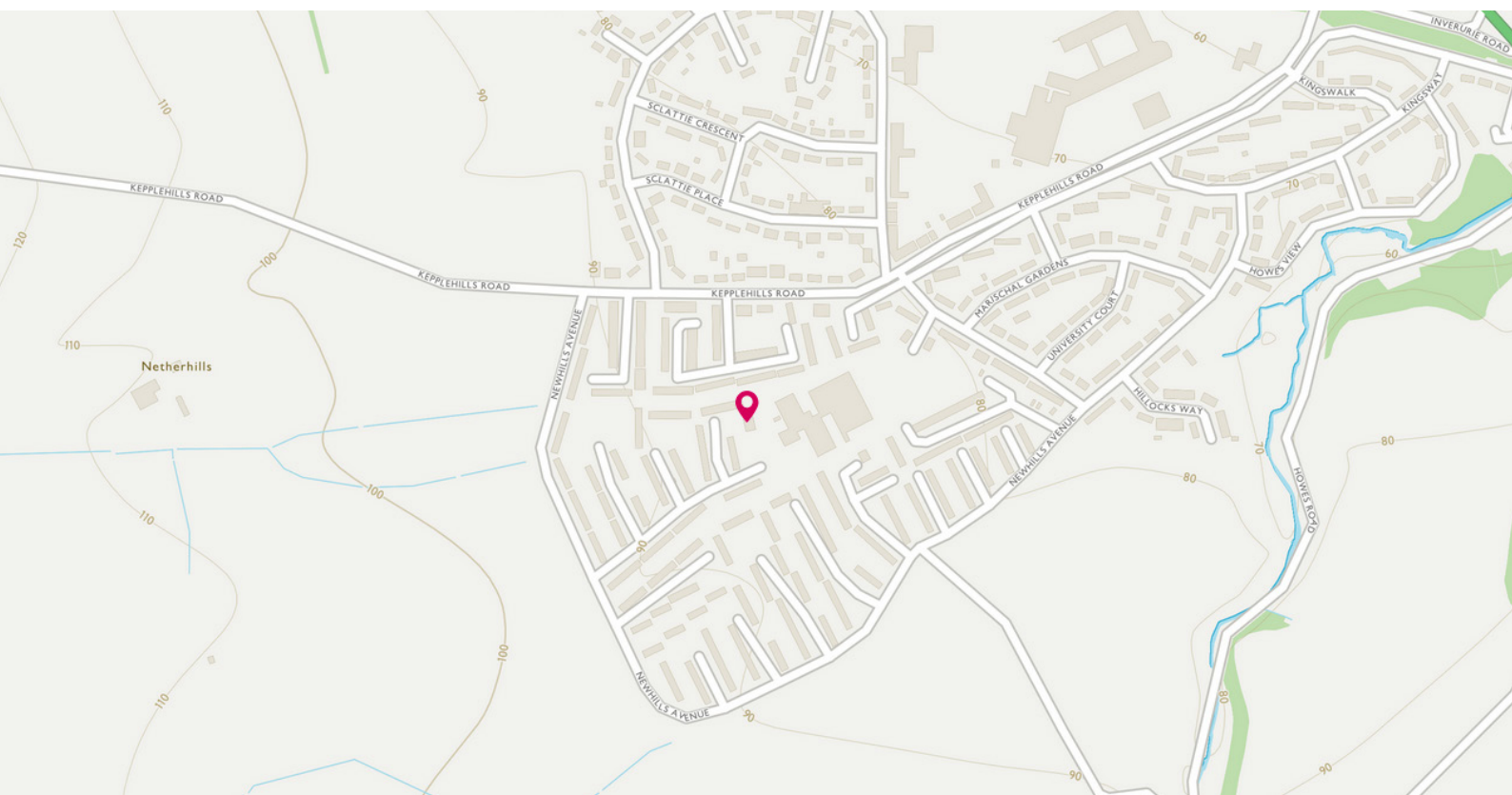


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.00m (26'3") x 3.60m (11'10")
Kitchen	3.80m (12'6") x 2.40m (7'10")
Bedroom	3.30m (10'10") x 3.20m (10'6")
Shower Room	1.90m (6'3") x 1.80m (5'11")

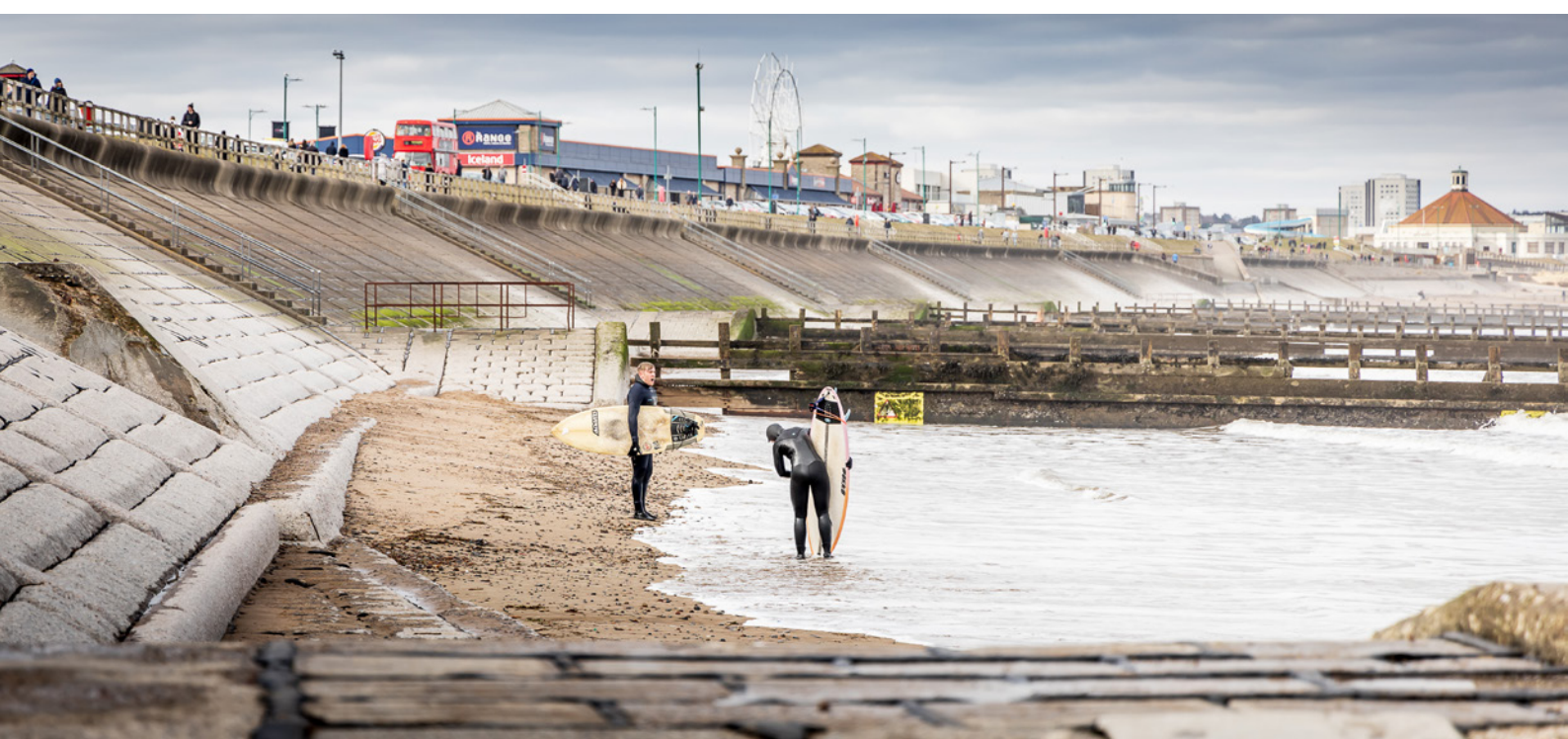
Gross internal floor area (m²): 60m²

EPC Rating: D



THE LOCATION

Bucksburn is a popular suburb, which is situated to the north-west of the city and well served by local shops, primary and secondary schools, a leisure centre, swimming pool, bowling club and a nearby 18 hole golf course. Situated on the main arterial route between the city centre and Aberdeen International Airport, easy access is also afforded to the Industrial Estates both North and South of the city.





Aberdeen city centre provides all the amenities one would expect with modern-day city living. You will be spoilt for choice with an array of huge shopping malls and large streets mixed with 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 services with national and international flights being provided from Dyce Airport and the main east coast rail network which operates through Aberdeen.

The property is also ideally located for the professional employee with an easy commute to the office and industrial complexes located at the Bridge of Don, Dyce and especially Aberdeen Royal Infirmary Hospital being a short distance from the property.



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