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FLAT 14, 68-72 AUCHMILL ROAD, BUCKSBURN, ABERDEEN, AB21 9LQ



**Two Double Bedroomed Top Floor Flat  
with Exclusive Parking**

OFFERS AROUND  
**£82,000**

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### Accommodation Overview

**Communal Hall, Hall, Lounge, Breakfasting Kitchen, Two Double Bedrooms and Shower Room. Exclusive Loft. Exclusive Parking Space.**

Enjoying far reaching open views, this top floor two double bedroomed flat with breakfasting kitchen forms part of a small modern development and enjoys an exclusive parking space. Within the well established popular area of Bucksburn, the property requires a degree of upgrading but offers a great opportunity with generously proportioned rooms throughout. Benefitting from electric storage heating and double glazing, the communal hallways are protected by a security entry system. Internally, the subjects comprise of a hallway with built-in storage, a great sized lounge and this gives access to the bright and airy breakfasting kitchen. Both double bedrooms benefit from built-in wardrobes and the centrally set shower room completes the accommodation. A ceiling hatch gives access to the exclusive loft space which provides storage. Outside, under an archway is the exclusive parking space which is clearly numbered. Early viewing is genuinely recommended to appreciate the potential and level of accommodation on offer.



## Communal Hall

The communal hallways are protected by a security entry system. The residents' are currently organising a factor for the upkeep of the internal and external areas and this should be in place in coming months.

## Hall

**10'8" x 3'6" [3.27m x 1.18m] approx.**

There are wood panel style doors to the accommodation and excellent storage is provided by three built-in cupboards. One has shelving, and another shelving and a hanging rail suitable for outdoor wear or as a wardrobe for bedroom three. The other is walk-in and has lighting. There is a meter cupboard and alcove and the hallway has neutral décor and carpeting. A ceiling hatch gives access to the roof space. Wall mounted security entry telephone. Halogen spotlight cluster.

## Lounge

**13'4" x 11'7" [4.09m x 3.55m] approx.**

Well proportioned, the lounge has ample space for soft furnishings and for a table and chairs for dining if required. With fresh neutral décor and wood laminate flooring, two windows with multi pane detail afford natural light to the room and provide far reaching views across the surrounding countryside. There is an attractive dado rail, ceiling downlighters and natural wood skirting. TV point with Sky connection. Door to:



## Breakfasting Kitchen

**9'0" x 8'6" [2.75m x 2.60m] approx.**

Again enjoying a pleasant outlook to the front, the kitchen is fitted with wall and base units incorporating drawer units, wood style worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is a co-ordinating dining bar and integrated stainless steel electric oven and hob. The fridge, freezer and automatic washing machine will remain. Note: in working order but condition not guaranteed. With fresh neutral décor and wood laminate flooring, the room has ceiling downlighters.

## Bedroom 1

**15'6" x 7'1" [4.74m x 2.16m] approx. into door recess**

Well proportioned, this double bedroom has a window to the side and is decorated in neutral tones and has co-ordinating carpeting. A built-in wardrobe with mirrored sliding doors provides hanging and shelving storage.



## Bedroom 2

**9'8" x 9'5" [2.95m x 2.89m] approx.**

With a quiet location to the rear, this double bedroom again has neutral décor and carpeting and a large built-in wardrobe with mirrored sliding doors.

## Shower Room

**6'5" x 5'7" [1.97m x 1.71m] approx.**

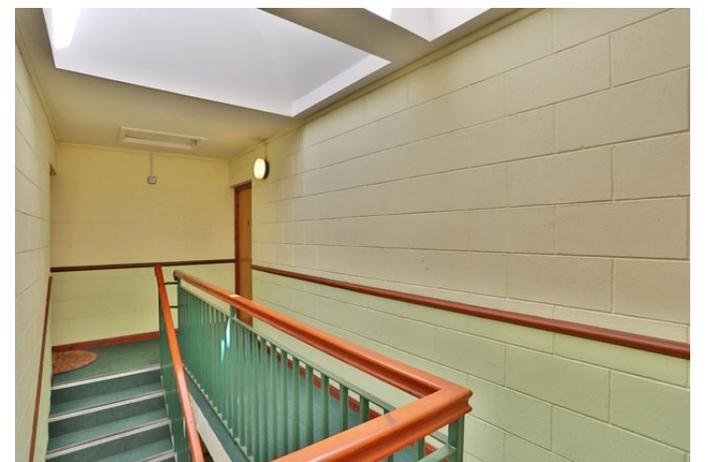
Centrally set, this recently refurbished shower room is fitted with a white modern suite comprising of a w.c, wash hand basin set within a vanity unit. Fully aqua lined shower enclosure housing a mains pressure shower. Aqua lined ceiling with recessed lighting. Aqua lined to dado height to w.c. Vinyl flooring. Xpelair.

## Outside

Accessed from Auchmill Road through an archway is the parking area and the exclusive parking space is clearly numbered.

## Location

Bucksburn is a well established residential area and enjoys excellent amenities including shops, a swimming pool, community centre, and primary and secondary education. The city centre is easily accessible either by car or public transport and the subjects are well placed for easy commuting to the office and industrial complexes located at the Bridge of Don, Dyce and Aberdeen Airport.





## Notes

Double glazing. Electric storage heating. Security entry system. EPC=D. All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale. Further large items of furniture and all smaller household goods can be made available upon request. Newly fitted carpets to hall and the two bedrooms.

## Viewing

Please telephone 07931 736622 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

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