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91A MUGIEMOSS ROAD, BUCKSBURN, ABERDEEN, AB21 9PA



**Well Presented One Bedroomed Top Floor
Flat**

OFFERS AROUND
£55,000

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Accommodation Overview

Entrance Hall, Hall, Lounge, Dining Kitchen, Double Bedroom and Bathroom with Shower. Communal Garden. Large Exclusive Outdoor Cellar.

Truly ready to move into with the minimum of inconvenience, this one bedroomed top floor flat with dining kitchen forms part of a traditional granite building. Benefitting from uPVC double glazing, the subjects have Fischer electric heaters installed in February 2017 and under guarantee. Entered from the rear of the building with the hallway shared with only one other property, the subjects are entered from a multi pane door to the welcoming hallway which has attractive white panel style doors to the accommodation. There is a lounge with a lovely outlook and a bright and airy atmosphere, this gives access to the well fitted comprehensively equipped dining kitchen. The double bedroom enjoys excellent built-in storage and the centrally set modern bathroom with shower over bath completes the accommodation. Outside, the communal gardens are spacious and worthy of note is the private outlook over mature trees to the rear. Viewing recommended.



Entrance Hall

Entered via stone steps to the rear of the building and shared with only one other property.

Hall

Entered from a wooden panel style door, the hallway has a contemporary light fitting and fresh neutral décor and recently laid carpeting setting the decorative theme for the accommodation. Attractive white panel style doors with brushed chrome handles give access to the accommodation and there are coat hooks for outdoor wear. High level meter cupboard.

Lounge

3.71m x 3.52m (12'2" x 11'6") approx.

Well proportioned, this lounge enjoys a bright and airy atmosphere having a large window to the front affording natural light. The neutral décor and recently laid carpeting follows through from the hall and the sofa, armchair and two foot stools are included in the sale. Central ceiling spotlight fitting. Door to:



Dining Kitchen

3.47m x 2.42m (11'4" x 7'11") approx.

Bright and airy and with ample space for a table and chairs which will remain, the kitchen is fitted with light wood style wall and base units incorporating drawer units, brushed chrome handles and dark high gloss contrasting worktops with an inset stainless steel sink with drainer and mixer tap. There is dark black splashback tiling and all appliances will remain including the electric cooker, automatic washing machine, tumble dryer and upright fridge/freezer. With a window to the front, the room has neutral décor and dark contrasting ceramic floor tiles.

Bedroom

3.50m x 3.50m (11'5" x 11'5") approx. into door recess

A good sized double bedroom with a large window enjoying an open outlook over the garden and mature trees to the rear. There is a built-in wardrobe providing hanging and shelving storage and this has mirrored doors. There is a further tall cupboard with shelving providing additional storage. A further cupboard houses the hot water tank and above this a high level cupboard has the cold water tank. Fresh neutral décor and recently laid carpeting. Attractive central light fitting.



Bathroom

2.38m x 1.39m (7'9" x 4'6") approx.

Centrally set and fitted with a modern white three piece suite comprising of a pedestal wash hand basin, w.c. and a shower bath. There is a glazed shower screen, electric shower and attractive white "sparkle" aqua panelling which continues to splashback within the room which also enjoys neutral décor and grey ceramic floor tiles. There are ceiling downlighters and an air extractor.

Outside

To the rear, the large communal garden provides a drying area. There is an exclusive large cellar which provides storage for outdoor equipment.

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

uPVC double glazing. Fischer electric heaters currently under manufacturers guarantee. EPC=G. All fitted floor coverings, light fittings, kitchen appliances, the sofa, armchair and foot stools are included in the sale.

Viewing

Please telephone 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.

For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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