

grantsmith
LAW PRACTICE

74 Mill Drive, Bucksburn, Aberdeen, AB21 9FS
£155,000 fixed price

Property summary

We are delighted to offer for sale this **self-contained two-bedroom ground floor flat** situated in the recently developed Riverside Quarter of Bucksburn. Built in 2019, the property has gas central heating, uPVC double glazing, an integrated fire alarm system and ample storage space. This well-presented property would provide an ideal starter home. The accommodation on offer comprises of an Entrance Hallway, Lounge and Kitchen on open plan, a Rear Hallway, a small Utility Room, two Double Bedrooms and a Shower Room.

Location Mill Drive is situated in the popular Barratt development at Riverside Quarter with the area being well served by local shops and public transport facilities. The location offers 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 are located nearby offering access to most parts of the city. The P&J Live is easily accessible.

(Other Information)

Included in the price are all carpets, floorings, blinds, light fitments and white goods as detailed.

Factoring fee of £62 per month applies to this property.

Travelling along North Anderson Drive, continue to the Haudagain roundabout taking the second exit onto Mugiemoss Road. At the next roundabout, take the first left continuing on Mugiemoss Road. Mugiemoss Road continues onto Mill Drive with No 74 situated to the right just after a small roundabout.

Full details

Entrance Hallway: 1.90m x 1.35m (6’3”x 4’5”) approx. A white composite door, with glass panels, opens into the Entrance Hallway. Large storage cupboard housing the Ideal Logic combi boiler. Vinyl wood effect flooring. Single radiator. Central light fitment. White panelled door leads into the Lounge.

Lounge: 4.44m x 3.96m (14’7” x 13’) approx. Window, with lower half frosted windows and night and day blinds, overlooking the front. Vinyl wood effect flooring. Two double radiators. Two central light fitments. Media panel. Four double power points. TV bracket to remain. Open plan with the Kitchen. White panelled door leads into the Rear Hallway.

Kitchen: 2.34m x 2.26m (7’8” x 7’5”) approx. Ample white gloss wall and base units with contrasting worktops and splashback tiling. Integrated Electrolux oven and four ring gas hob and

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Council Tax Band: D

chimney style extractor fan. Integrated Electrolux fridge freezer. Plumbed for dish washer. Stainless steel sink, drainer and mixer tap. Same vinyl wood effect flooring. Central light fitment. Two double power points in addition to those for appliances.

Rear Hallway: Fitted carpet. Central light fitment. White panelled doors lead to the other rooms.

Utility Room: Plumbed for washing machine. Space for tumble dryer. Storage area with shelf. Vinyl wood effect flooring. Central light fitment. One double power point in addition to those for appliances.

Double Bedroom One: 3.91m x 2.84m (12’10” x 9’4”) approx. Window, with roller blind, overlooking the rear. Double wardrobe, with hanging rails and shelving, with mirrored sliding doors. Fitted carpet. Single radiator. Central light fitment. Two double and one single power point. TV point. Extractor fan.

Double Bedroom Two: 3.91m x 2.56m (12’10” x 8’5”) approx. Window, with roller blind, overlooking the rear. Double wardrobe, with hanging rails and shelving, with mirrored sliding doors. Fitted carpet. Single radiator. Central light fitment. Three double power points. TV point.

Shower Room: 2.11m x 1.93m (6’11” x 6’4”) approx. White two-piece suite with WC and wash hand basin. Large walk-in shower with aqua panelling to ceiling height and glass surround. Vinyl wood effect flooring. Single radiator. Central light fitment. Shaver point. Extractor fan. Usual fitments to remain.

(Outside)

Allocated off street parking for one vehicle.

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Why choose Grant Smith Law Practice

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