

Thistles

www.thistlestateagents.co.uk

info@thistlestateagents.co.uk

01224 600131

Inverurie Road, Aberdeen, AB21 9LJ

£88,000



Full Description

Spacious two-bedroom, ground floor apartment available for sale in the Bucksburn area of Aberdeen. The property enjoys benefits of gas heating, double glazing, on street parking and an exclusive are in the rear garden. The accommodation is ready to move into and comprises of: entrance hallway; generously sized lounge with window facing the rear; modern fitted kitchen with a range of integrated appliances including electric ceramic hob, electric oven and fan, freestanding washing machine & fridge/ freezer; 2 double bedrooms both has built-in wardrobes; modern bathroom a 3-piece white suite and shower over bath. Bucksburn is set in a quiet residential area which is host to many local shops, leisure facilities, parks, pubs and restaurants. Local primary and secondary schools all within walking distance.

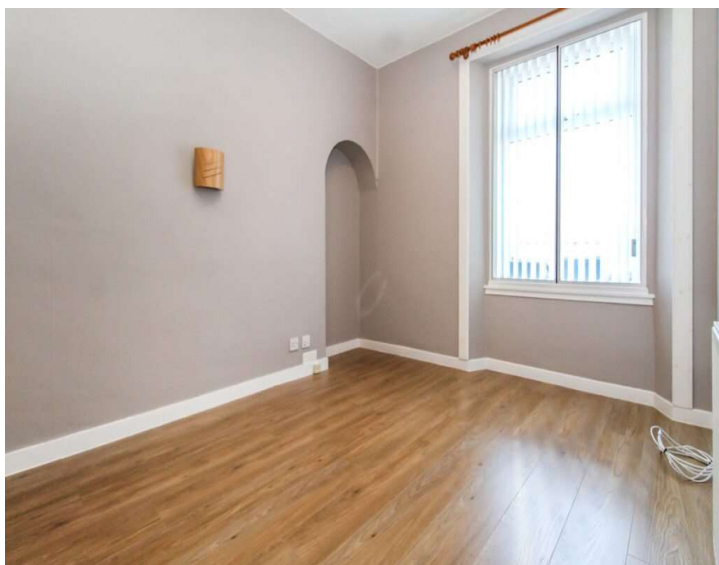
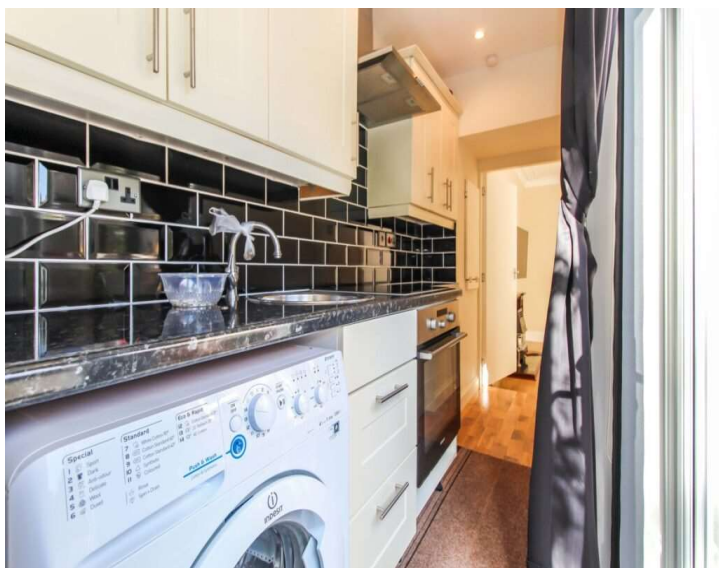
Features

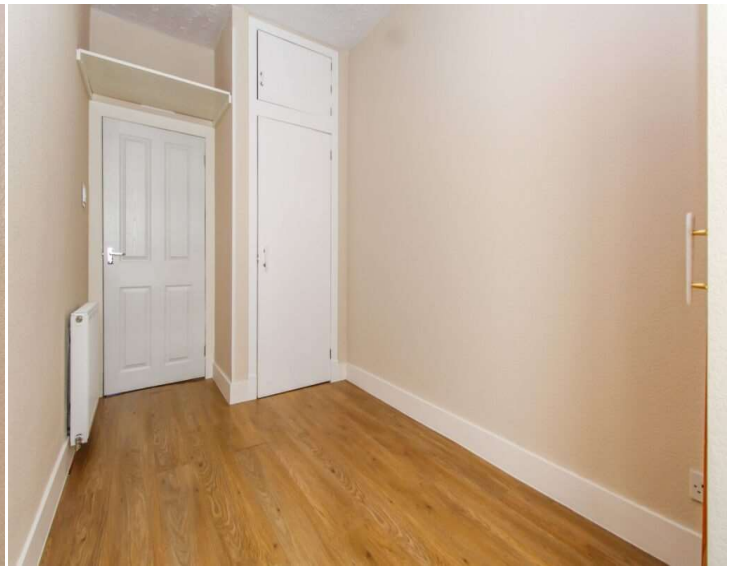
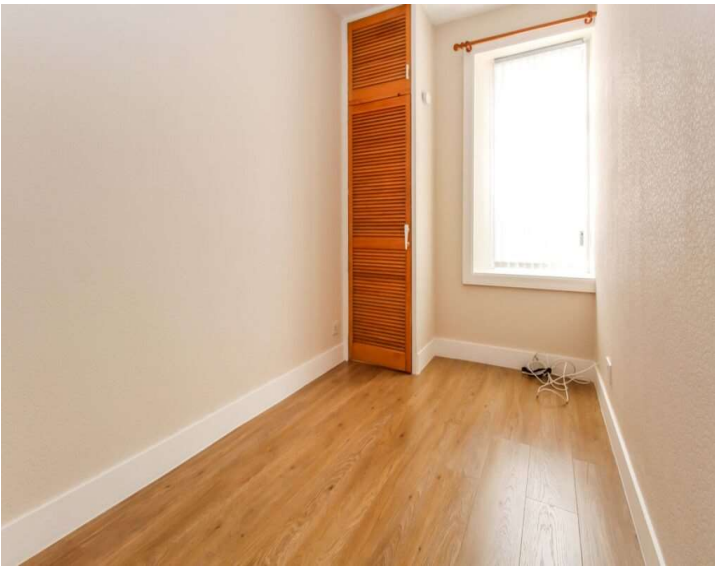
- Ground Floor Flat
- Gas Heating
- Double Glazing
- On Street Parking
- Shed
- Close to Local Amenities
- Regular Bus Links

Contact Us

Excellent regular bus links which provide access to many other areas of Aberdeen City. Viewing is highly recommended to appreciate the accommodation on offer.

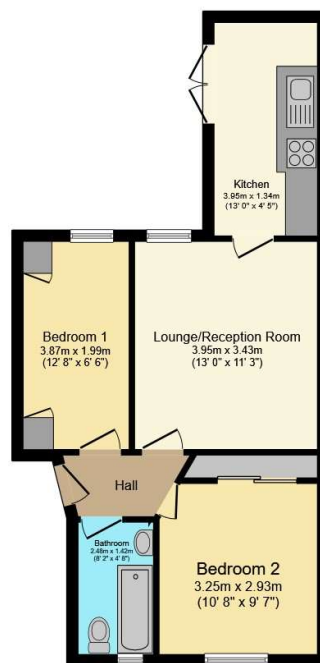
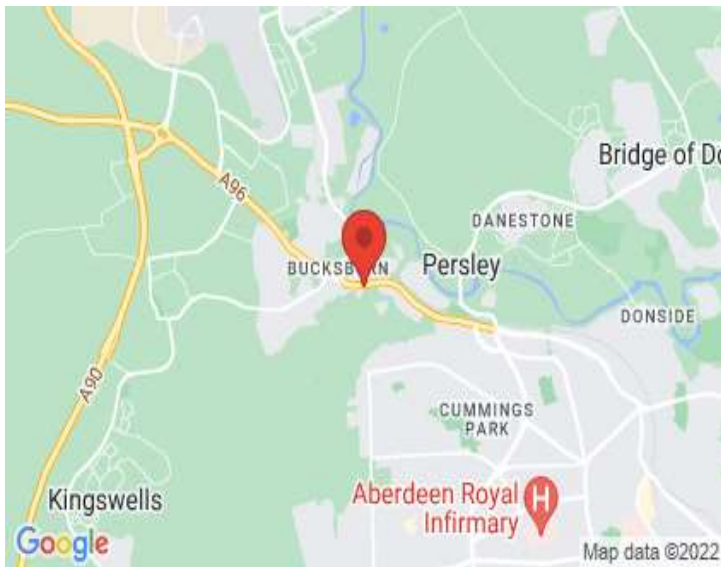
Thistles Estate Agents
23 Rubislaw Den North, Aberdeen
AB15 4AL
T: 01224 600131
E: info@thistlesestateagents.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 46.9 sq.m. (505 sq.ft.)
approx

Total floor area 46.9 sq.m. (505 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX