



22 Craigiebuckler Drive

Aberdeen AB15 8ND



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solicitors



The entrance door leads into the spacious entrance vestibule. A partially glazed door opens into the reception hall. Beneath the staircase is a well appointed WC cloakroom and cupboard housing the central heating boiler.

The lounge is a spacious and bright room enjoying views over the front garden via a large bay window. Overlooking the rear garden, the versatile formal dining room is flooded with natural light from the fully glazed French doors.

The kitchen is fitted with a good range of base and wall units. Laminate work surfaces with splashback tiling incorporate a 1.5 stainless steel sink with drainer and a four ring electric hob with integrated oven/grill beneath. The other integrated appliances will remain.

On the first floor, all three bedrooms are fully carpeted and have the benefit of fitted storage facilities.

Completing the accommodation is the shower room. Tiled around the cream two piece suite, the curved corner shower enclosure is aqua-panelled and houses a mains shower appliance.

The front garden is partially laid to lawn with a selection of established shrubs and seasonal flowering plants. The tarmac driveway provides off street parking for several vehicles as well as access to the single garage. Within the fully enclosed rear garden, there is a paved terrace while the remainder of the garden is laid to lawn with mature borders and hedging. A lock block pathway leads around to the back of the garage, where a further outdoor seating or barbecue area is located.

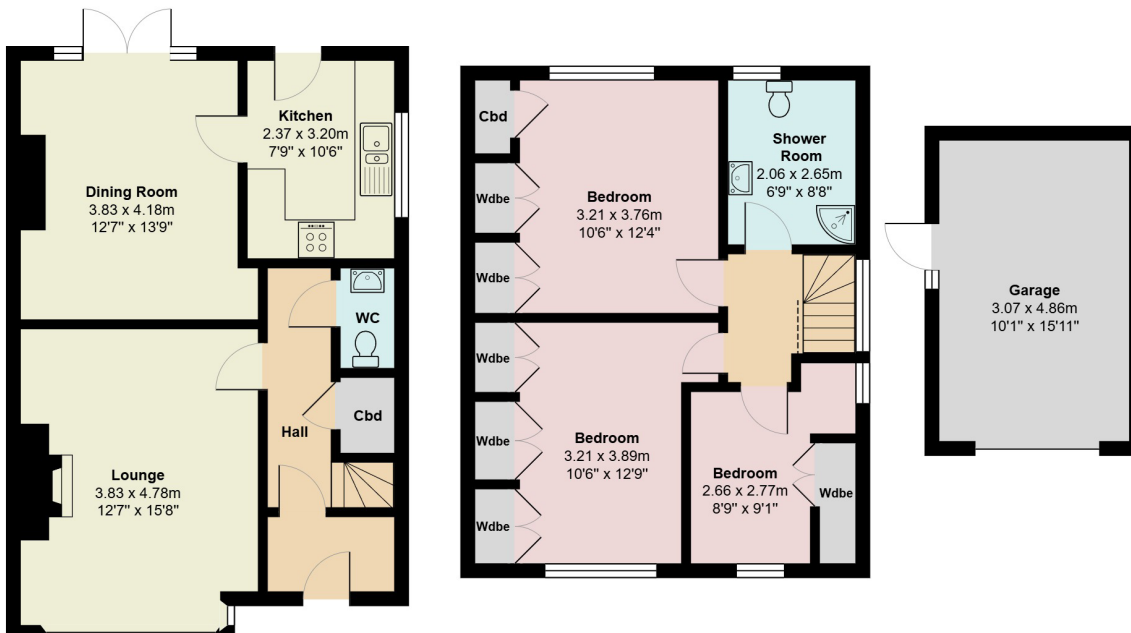
We are delighted to bring to the market this well proportioned three bedroom semi-detached dwelling house with separate single garage, located in the popular Craigiebuckler area to the south west of Aberdeen city.

Of mostly neutral decoration, the property offers the purchaser the opportunity to utilise their own decorative flair, while also boasting gas central heating, double glazing, off street parking and a fully enclosed rear garden. Early viewing is genuinely recommended.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Single Garage
- Fully Enclosed Rear Garden



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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