

46 Goodhope Park

BUCKSBURN, ABERDEEN, AB21 9NE



SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT



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McEwan Fraser Legal is delighted to offer for sale this immaculate two-bedroom first-floor apartment, forming part of the much sought-after modern and executive development completed to the highest of specifications by Stewart Milne Homes. The flat itself has been thoughtfully designed to create a pleasant, bright, living environment, and is extremely well proportioned, further benefitting, from immaculate fresh neutral décor throughout with full UPVC double glazing and gas central heating. The property is protected by a coded entry system leading to the entrance hall and the impressive bright and well-kept communal stairway.

The apartment comprises an entrance hallway with large storage cupboards leading to all accommodation and a spacious lounge with a picture window. The kitchen which is fitted with contemporary wall and base-mounted units with a range of quality integrated appliances. There are two excellent-sized double bedrooms with built-in wardrobes providing excellent storage space. Completing the accommodation is the centrally located bathroom, fitted with a white three-piece suite incorporating a shower over the bath. The wash hand basin is set within a vanity unit which provides storage below.





The Kitchen





Bedroom 1

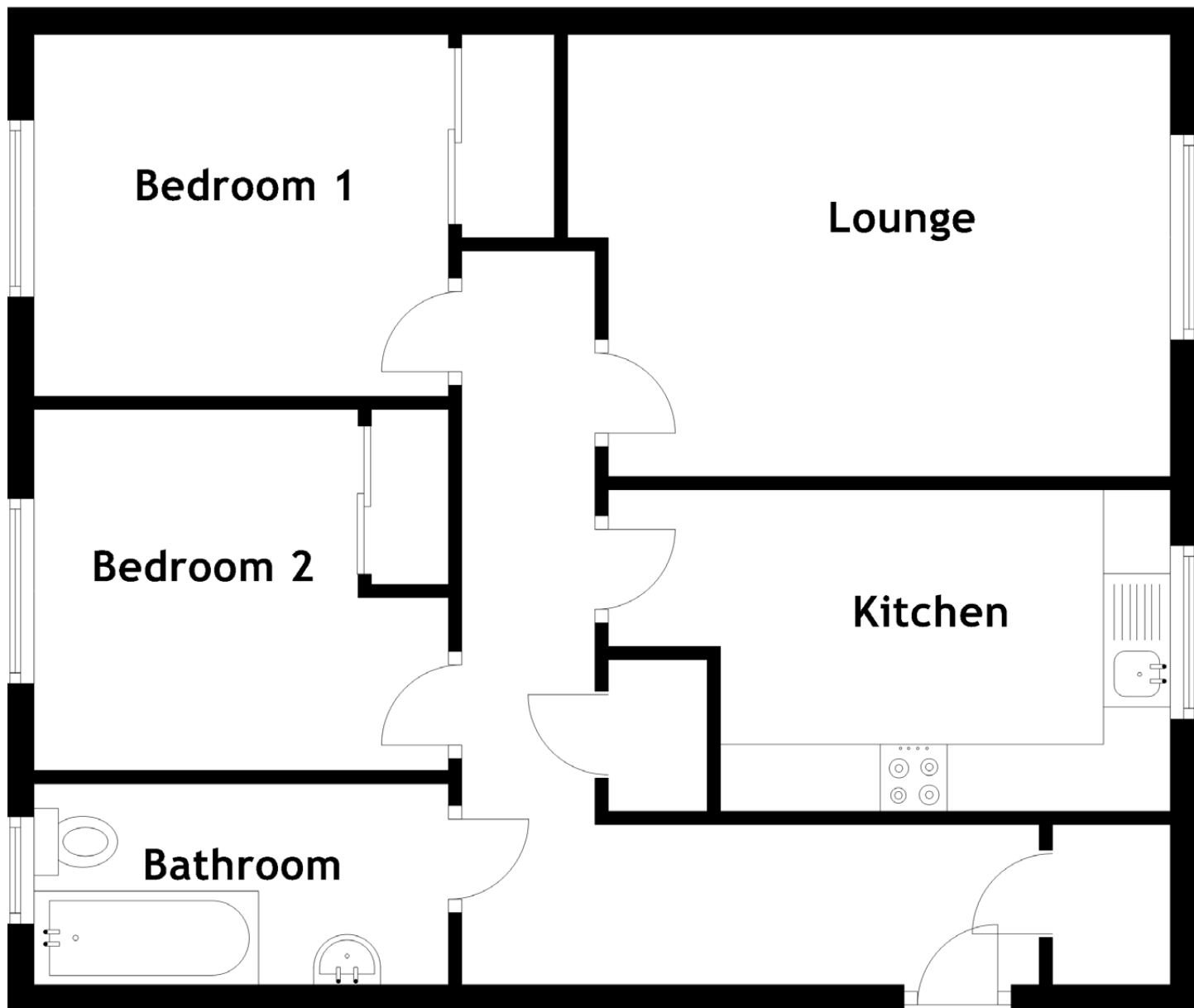




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'10") x 3.30m (10'10")
Kitchen	4.20m (13'10") x 2.40m (7'11")
Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.50m (4'11")

Gross internal floor area (m²): 58m²

EPC Rating: B

With its fantastic location, this truly is an excellent opportunity to purchase a stylish and generously proportioned executive apartment and early viewing is a must and highly recommended. The communal areas are maintained under a factoring contract with a children's play area nearby as well as an allocated parking space, with ample visitors' parking and a bike store.





PERSLEY WALLED GARDEN

Goodhope Park, Bucksburn is a well-established residential area and enjoys excellent amenities, the development is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. Locally there are shops, a swimming pool, a community centre, and primary and secondary education. The property is also within walking distance of Danestone and its excellent amenities which include a supermarket, doctors' surgery, primary schooling, a busy community centre and Bannatynes Gym and Spa. The property and area are well served by great local public transport facilities.

With its sought-after location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities. The city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond.

The Location



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Part
Exchange
Available



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
 Designer

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