







MQ Estate Agents are delighted to present to the market this exceptionally spacious three bedroom upper floor apartment with private entrance, located within a popular residential area in Bucksburn, Aberdeen. The property comprises of lounge area, dining kitchen, three double bedrooms, shower room, bathroom and communal garden space. Forming part of a granite block of just three properties, this generous and bright apartment enjoys fantastic open views towards to the front. Of fresh and tasteful décor throughout, this property also boasts ample storage facilities, gas central heating and double glazing. Ready to move into with a minimum of fuss, this apartment would be an ideal purchase for a first time buyer or young family. Please note there is a current HMO licence with the property also providing an excellent buy to let investment.

MQ assist and Part Exchange is available.

#### LOUNGE

12.11' x 11.03' (3.66m x 3.35m) The light and airy lounge overlooks the front of the property. Flooring is laid to wood effect laminate flooring and you have neutrally decorated walls.

#### DINING KITCHEN

14.03' x 9.11' (4.27m x 2.74m) The dining kitchen comprises of a variety of wall and base mounted units in a wood effect finish. Integrated appliances include a gas hob and oven, fridge/freezer and you have a freestanding washing machine. Flooring is laid to grey floor tiling.

#### BEDROOM

13.03' x 10.07' (3.96m x 3.05m) The first double bedroom overlooks the rear of the property. There is ample space for additional bedroom furniture and the room is neutrally decorated throughout.



## BEDROOM TWO

12.04' x 10.01' (3.66m x 3.05m) The second double bedroom overlooks the front of the property light and bright room with fitted, mirrored wardrobes.

## BEDROOM THREE

9.11' x 9.09' (2.74m x 2.74m) The third double bedroom overlooks the front of the property. It is neutrally decorated and benefits from fitted wardrobes.

## SHOWER ROOM

8.03' x 3.08' (2.44m x 0.91m) The sleek shower room comprises of a white three piece suite of fully enclosed corner shower cubicle, low flush WC and wash hand basin. Flooring is laid to a grey floor tile.

## BATHROOM

9.09' x 5.0' (2.74m x 1.52m) The elegant bathroom comprises of a white, three piece suite of bath, low flush WC and wash hand basin. The room is partially tiled in a warm tone.

## LOCATION

Bucksburn is a popular residential area which is served by local shops, public transport facilities and primary and secondary schools. The location allows easy access to Aberdeen City by a variety of arterial routes and is also convenient for the airport and oil related offices at Bridge of Don and Dyce. A wide range of sporting and recreational attractions are available within the area including the golf courses at Auchmill and Craibstone and the opportunity to enjoy hill and forest walks in the Tyrebagger and Kirkhill Forests.



## VIEWINGS

Early internal viewing is imperative to fully appreciate all that this beautiful and stylish upper level flat has to offer. Viewing is by appointment only.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.

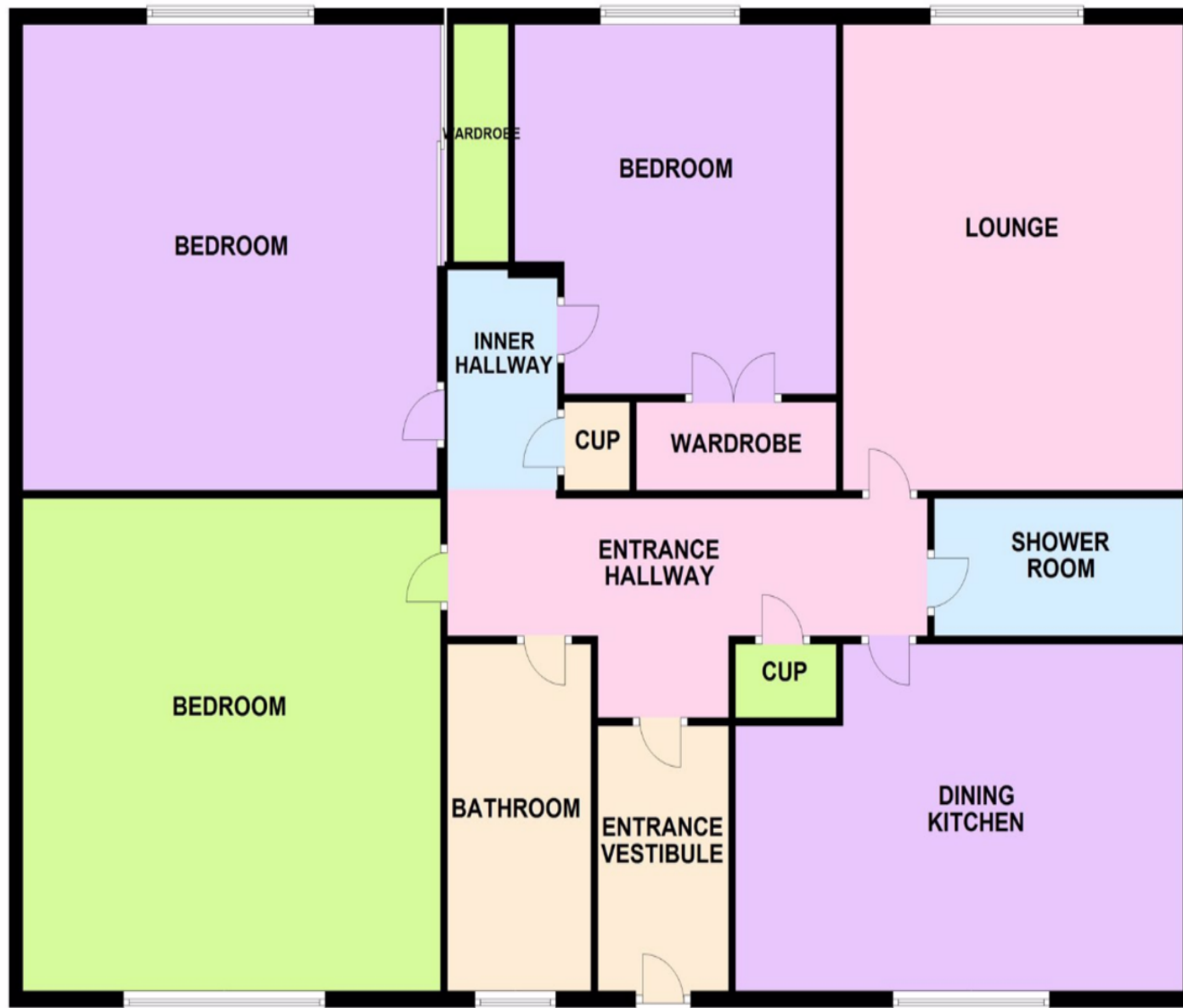




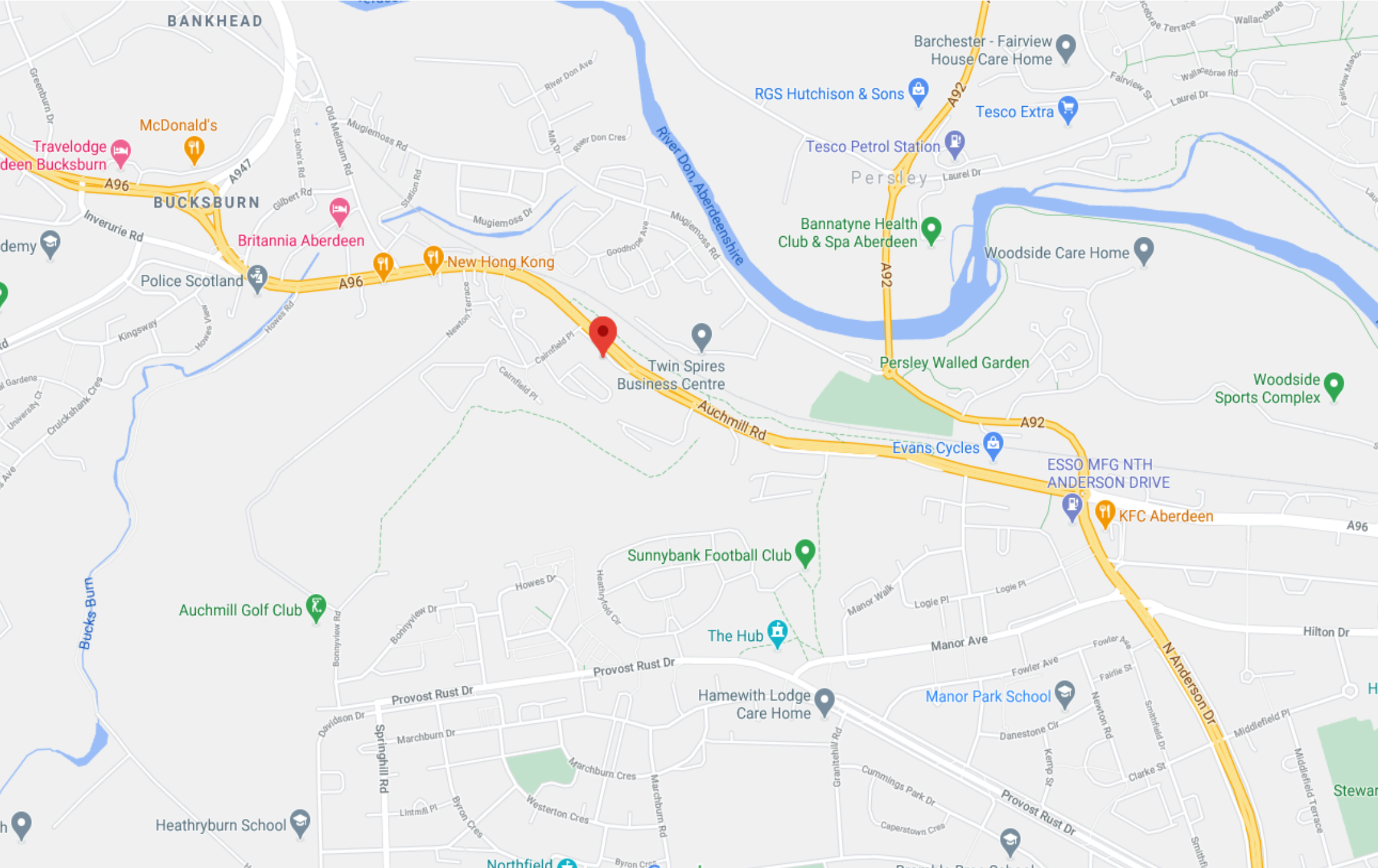












Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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