

# 35 Mill Drive

BUCKSBURN, ABERDEEN, AB21 9FR



*Immaculate Two-Bedroom End-Terrace Dwelling, Desirable Location with River and Forest Walks on your Doorstep*



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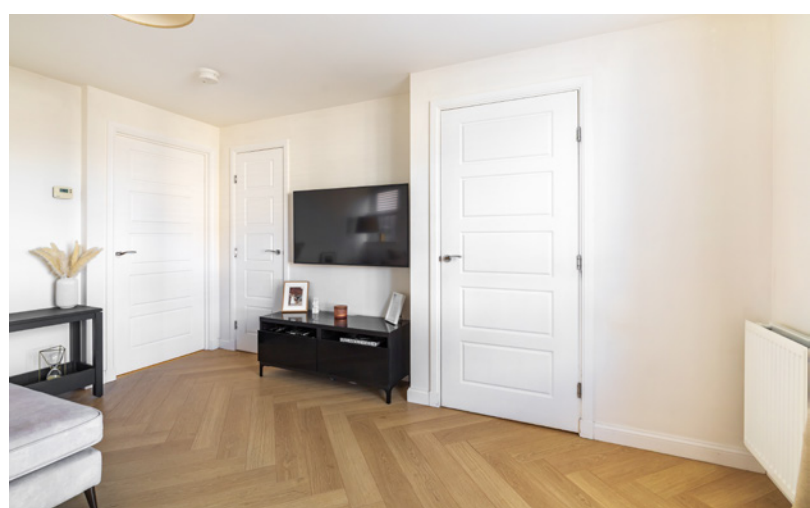




Forming part of a much sought-after modern and executive development, it is a fantastic opportunity to purchase an exceptionally spacious two-bedroom terraced property. Expertly designed, circa 2018 and completed to the highest of standards by the renowned Barratt Homes group and is undoubtedly in an immaculate walk-in condition.

The property also enjoys the benefit of a part 10-year NHBC warranty (or equivalent). Offering spacious accommodation set over two floors, the property has been tastefully decorated in modern tones and is presented in immaculate condition throughout and boasts many stylish fittings and furnishings with full uPVC double glazing and gas central heating.

# THE LOUNGE



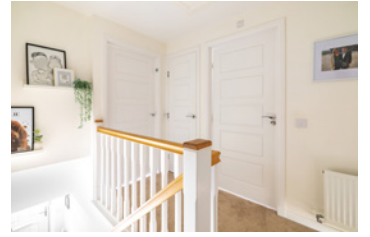
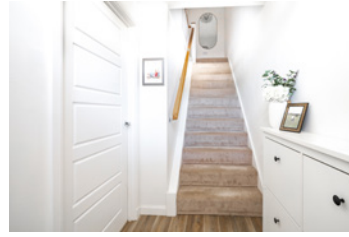
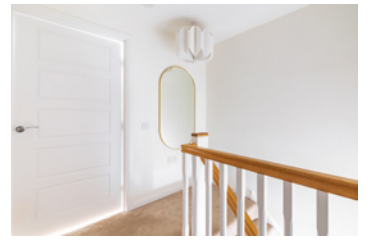
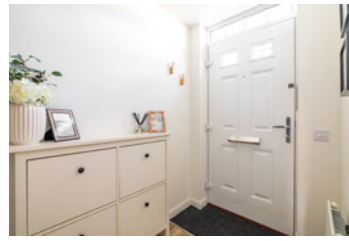
A welcoming hallway leads to all accommodation; a generous lounge overlooks the front of the property.

# THE KITCHEN & UTILITY



The fully fitted integrated dining kitchen has premium appliances and patio doors to the rear garden. Further enhancing the ground floor accommodation is the cloakroom toilet and utility cupboard.





A carpeted staircase with a wooden balustrade leads to the first floor, where you have two large double bedrooms, both fitted with sliding double wardrobes, as well as a centrally located family bathroom with a shower over the bath completing the accommodation.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2





Allocated parking is available at the rear of the property, and there is also ample visitor parking. The gated rear garden is also a safe environment for those with children and pets alike. The front garden is laid mostly to lawn with sporadic planting of shrubs and the rear garden is bordered by a high perimeter fence, laid again to lawn with borders of decorative stone chips and a large patio area is perfect for some al-fresco dining and entertaining.

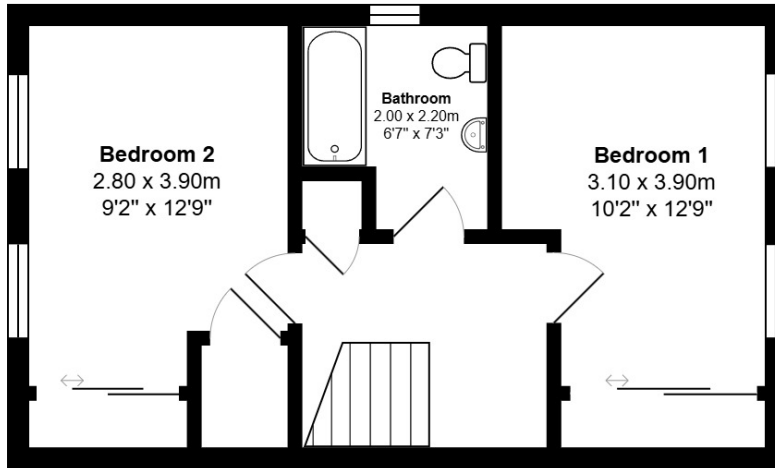
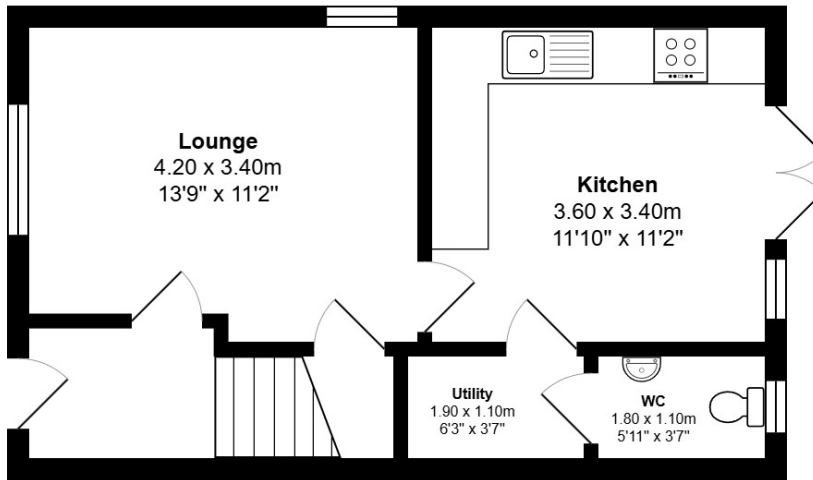
With its fantastic location, this truly is an excellent opportunity to purchase a stylish and generously proportioned executive home and therefore early viewing is a must and highly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

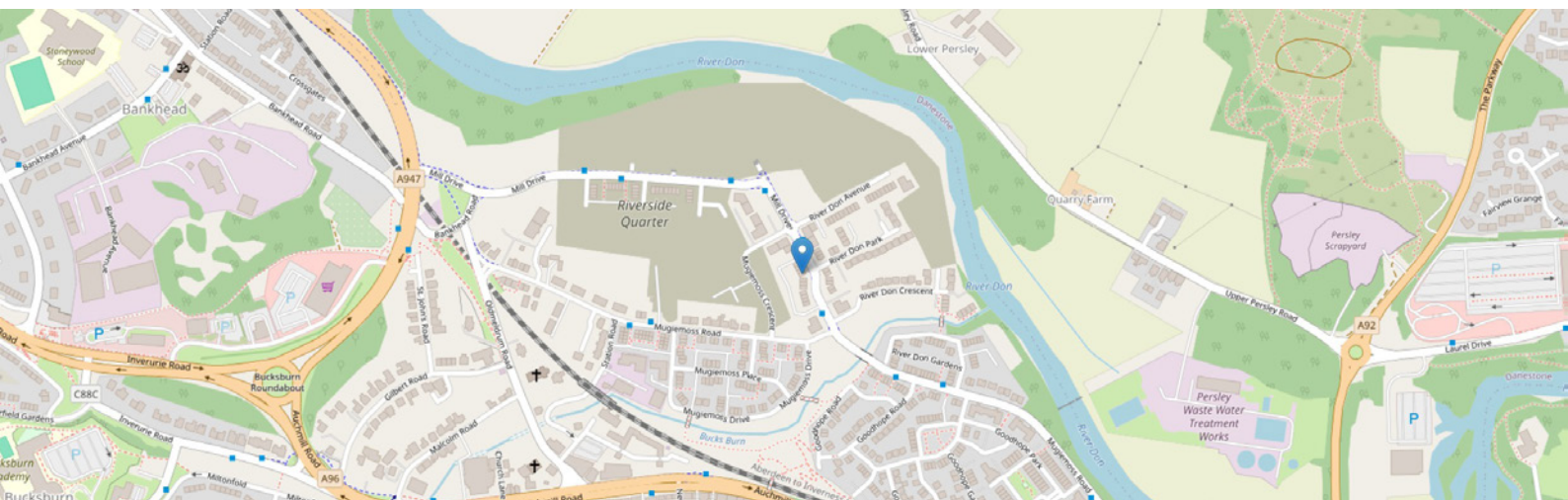


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: B

Extras: Included in the sale of this property will be all fitted floor coverings, curtains, blinds, light fittings, shades, and integrated kitchen appliances.

Services: Mains electricity, main drains, water, and gas central heating.





# THE LOCATION

35 Mill Drive is situated in the extremely popular Riverside Quarter development located to the Northwest of Aberdeen. This stunning property is conveniently located in a well-established residential area and enjoys excellent amenities. Locally there are shops, a swimming pool, and a community centre, with primary and secondary education.

The surrounding area is well served by great local public transport facilities with many main arterial routes close by offering 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, which is located nearby, allow commuting to the north and south of the city within a minimum of time.







The property is a short distance from Danestone and its excellent amenities include a supermarket, doctor's surgery, primary school, busy community centre and Bannatynes Gym with Spa.

Aberdeen city centre provides all the amenities one would expect with modern-day city living, where you'll be spoilt for choice with an array of shopping malls, and designer boutiques, 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 service with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen.



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