

# 3 Burnieboozle Crescent

ABERDEEN, AB15 8NN



*A three-bedroom house that is ready to just turn the key, unpack and start enjoying*



01224 472 441



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



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this three-bedroom house in the Craigebukler area of Aberdeen.  
The property is in walk-in condition and ready to start enjoying.

# THE LOUNGE



Inside, the property comprises of:

- Spacious living room for those nights curled up in front of the TV
- Fully equipped open plan modern kitchen
- Three bedrooms with plenty of storage
- Family bathroom
- Driveway parking
- Single garage

# THE KITCHEN/DINER



# THE HALL & WC



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE BATHROOM

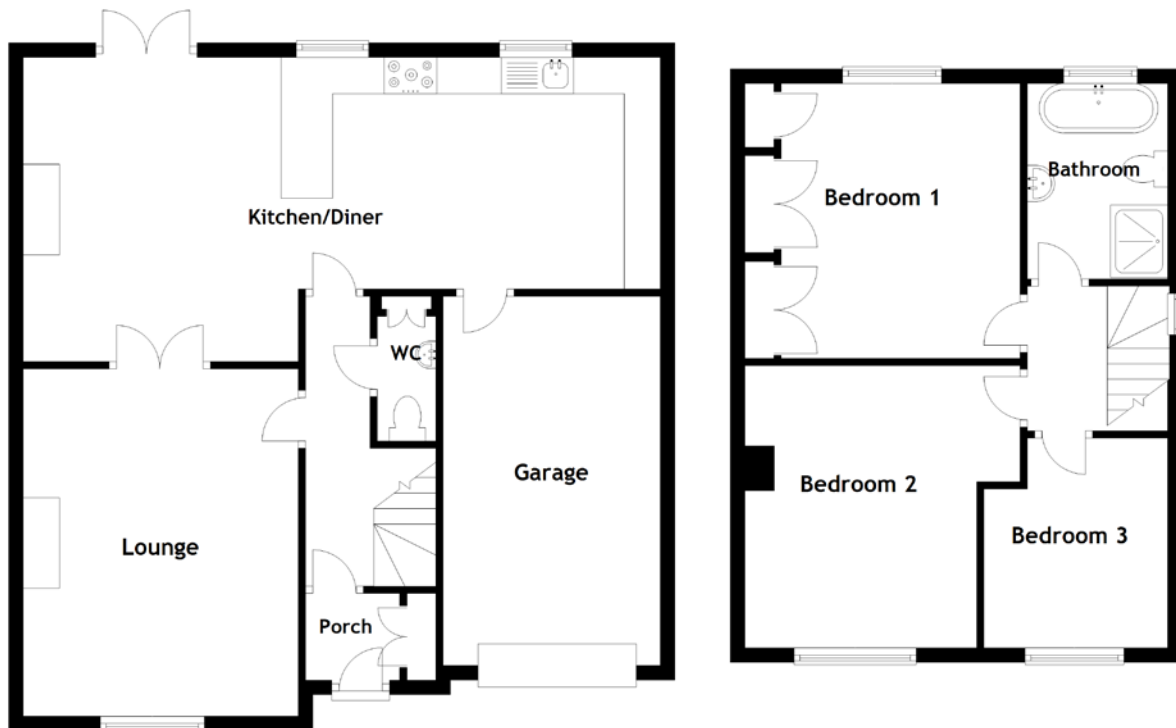




# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



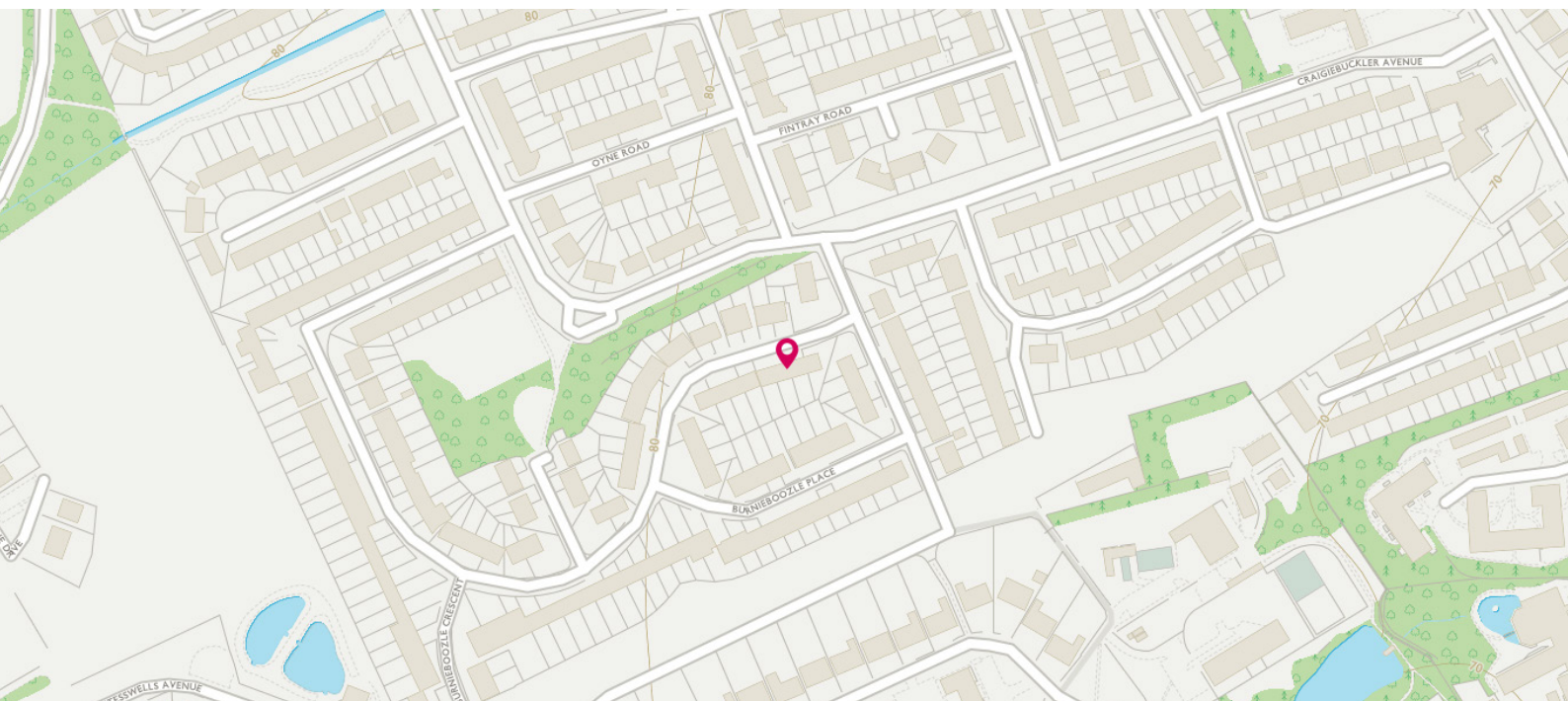
Approximate Dimensions  
(Taken from the widest point)

Porch	1.80m (5'11") x 1.20m (3'11")
Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen/Diner	8.80m (28'10") x 3.20m (10'6")
WC	2.00m (6'7") x 0.81m (2'8")
Bedroom 1	3.80m (12'6") x 3.15m (10'4")

Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	2.90m (9'6") x 2.40m (7'11")
Bathroom	2.70m (8'10") x 2.00m (6'7")
Garage	5.10m (16'9") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>

EPC Rating: E



# THE LOCATION

Burnieboozle Crescent is a popular location within the desirable west end of Aberdeen.





It falls in the catchment area of some excellent Primary and Secondary Schools such as Hazlehead Primary School and Hazlehead Academy. The area is well served by local shops, amenities and plenty of transport. Most parts of the Aberdeen City are readily accessible by various arterial routes including the Aberdeen Ring Road which is close by.

Within a short walk is Hazelhead park which can offer many activities such as football, golf or just a leisurely walk with the family.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.