

FOR SALE



Burnside Road, Dyce, Aberdeen

2 Bedrooms, 2 Bathroom, Apartment

Offers Over £113,000

MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent transportation links
- Local amenities nearby
- Allocated Parking Space
- Gas Central Heating

Beautifully presented Burnside Road offers an excellent opportunity to acquire a well-positioned home in a convenient and well-connected location. Situated within the popular residential suburb of Dyce, Aberdeen the property is ideally placed for a wide range of local amenities, making it particularly appealing to first-time buyers, couples, families and professionals alike.

Dyce is an established community and benefits from a comprehensive range of everyday amenities, including supermarkets, local shops, schools, leisure facilities and public transport links.

For families, the area is served by Dyce Primary School and Dyce Academy, while excellent transport connections make commuting particularly convenient.

Dyce railway station provides rail links towards Aberdeen and Inverness, with services also connecting to Glasgow and Edinburgh.

A further major advantage is the property's proximity to Aberdeen International Airport, with Dyce being home to the airport and offering easy access for both business and leisure travellers.

Everyday shopping is well catered for, with Asda Dyce Superstore and Tesco Express among the nearby options. There are also local parks, play areas and leisure facilities, providing plenty of opportunities for recreation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM A bright and inviting reception room offering a versatile space for both relaxing and entertaining. The room benefits from generous natural light, neutral décor and attractive wood-effect flooring, creating a clean and contemporary feel throughout. The neutral finish offers an excellent blank canvas for a new owner to personalise. An ideal space for relaxing and entertaining whilst being versatile enough to suit a range of furniture styles.

KITCHEN This bright and well-presented kitchen offers a practical and inviting space for everyday living. Featuring a contemporary white fitted kitchen with ample storage, integrated appliances and a sleek tiled floor, it combines functionality with a clean, modern finish. The generous layout also provides room for a dining table, creating a versatile space for casual meals, family dining or entertaining guests. With plenty of natural light and a pleasant outlook, this is a kitchen that is both stylish and practical.

MASTER BEDROOM This well-presented master bedroom offers a comfortable and inviting retreat, with a bright and airy feel throughout. The room benefits from good natural light from the window, creating a pleasant atmosphere and making the space feel welcoming. The neutral décor provides a versatile backdrop for a range of furnishings and personal styles, while the generous layout offers plenty of flexibility for bedroom furniture and storage.

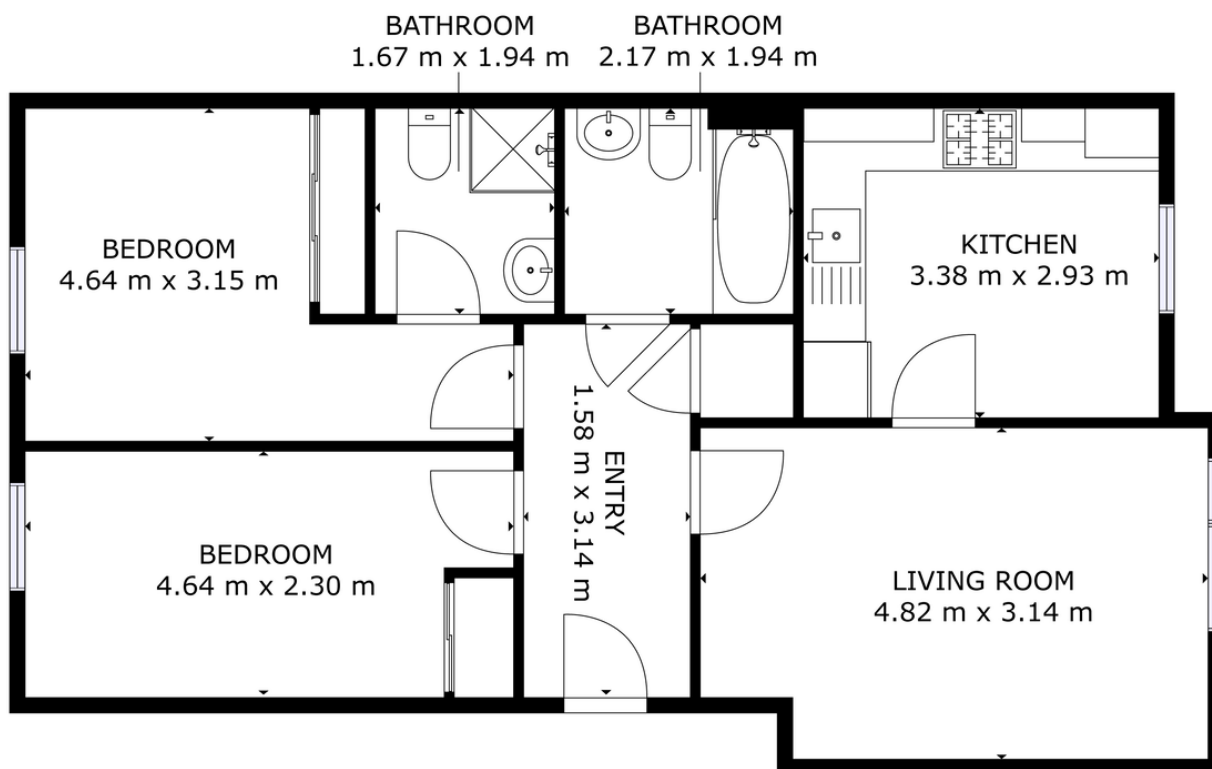


ENSUITE Complementing the master bedroom, this well-presented Ensuite shower room offers a practical and convenient addition to the home. The room features a modern white suite, including a wash hand basin, WC and separate glazed shower enclosure. Finished in neutral tones with a straightforward layout that makes excellent use of the available space.

BEDROOM TWO The second double bedroom is a bright and well-proportioned room, offering a comfortable and versatile space for a range of uses. The neutral décor creates a fresh and inviting atmosphere, while the good-sized layout provides ample room for a double bed, bedside furniture and additional storage. The built-in wardrobe provides useful storage and helps to keep the room uncluttered, making it a practical and appealing bedroom for everyday living.

BATHROOM This well-presented bathroom offers a practical and stylish space, featuring a contemporary white suite comprising a bath with shower over, WC and wash hand basin. The room is finished with attractive dark wall tiling, creating a modern contrast against the white sanitaryware and providing a clean, contemporary feel. A well-appointed bathroom that offers both practicality and modern appeal, complementing the accommodation and providing a comfortable space for everyday use.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 64 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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