

FOR SALE



Cruickshank Crescent, Bucksburn

3 Bedrooms, 1 Bathroom, End Terraced House

£173,000 Offers Over





- Ideal Family Home
- Property has to be viewed
- Carport and Driveway
- Garden
- Excellent transport links
- Local amenities nearby

Situated within the ever-popular suburb of Bucksburn, this property enjoys a convenient and family-friendly location on the north-western outskirts of Aberdeen. The area is highly regarded for its excellent transport links and accessibility to major business hubs including Dyce, Bridge of Don, Westhill, Kingswells and Aberdeen Airport, making it an ideal choice for professionals and families alike. The city centre is also easily reached via regular public transport services and well-established road networks.

Bucksburn offers an excellent range of local amenities, all within easy reach, including supermarkets, convenience stores, cafés, takeaways, pharmacies and leisure facilities. Nearby retail offerings include Lidl, Co-op, Tesco and Asda, while the surrounding area provides access to pleasant green spaces, walking routes and recreational facilities. The location also benefits from proximity to Dyce Railway Station and Aberdeen International Airport, providing excellent connectivity for commuters and travellers.

The property is ideally positioned for families, falling within the catchment area for Bucksburn School and the highly regarded Bucksburn Academy, both located nearby. Nursery facilities and additional educational options are also available within the surrounding area. Healthcare services are well catered for, with Bucksburn Medical Practice and other local GP surgeries located within close proximity, alongside dental practices and pharmacies. Aberdeen Royal Infirmary and associated healthcare facilities are also readily accessible.

Combining excellent local amenities, highly regarded schooling and superb transport connections, the property presents an excellent opportunity to acquire a home within one of Aberdeen's most established and sought-after residential areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM A generously proportioned and well-presented lounge offering an excellent space for both relaxation and entertaining. Neutral décor and contemporary flooring provide a modern finish, while the spacious layout offers ample room for a variety of lounge and dining furniture arrangements. A feature fireplace creates an attractive focal point, adding character and warmth to this versatile principal living area.

KITCHEN/ DINING ROOM A spacious and well-presented kitchen/dining room, fitted with a comprehensive range of wall and base units complemented by generous work surface areas. The kitchen features a substantial breakfast bar, providing additional preparation space and an ideal setting for casual dining. There is ample room for a dining table and chairs, creating an excellent space for both everyday family meals and entertaining guests.

CLOAKROOM WC Conveniently located on the ground floor, the cloakroom is fitted with a two-piece suite comprising a low-level WC and wash hand basin. Finished in neutral décor, this practical space provides excellent convenience for guests and everyday use.

STUDY / BEDROOM ONE A versatile and well-presented room currently utilised as a study, offering excellent flexibility to suit a variety of needs. The space would be equally ideal as a guest bedroom, home office, nursery, or hobby room. Finished in neutral décor.



MASTER BEDROOM A generously proportioned principal bedroom offering comfortable and versatile accommodation. Finished in neutral décor with contemporary flooring, the bedroom provides ample space for a double or king-size bed together with a range of freestanding furniture.

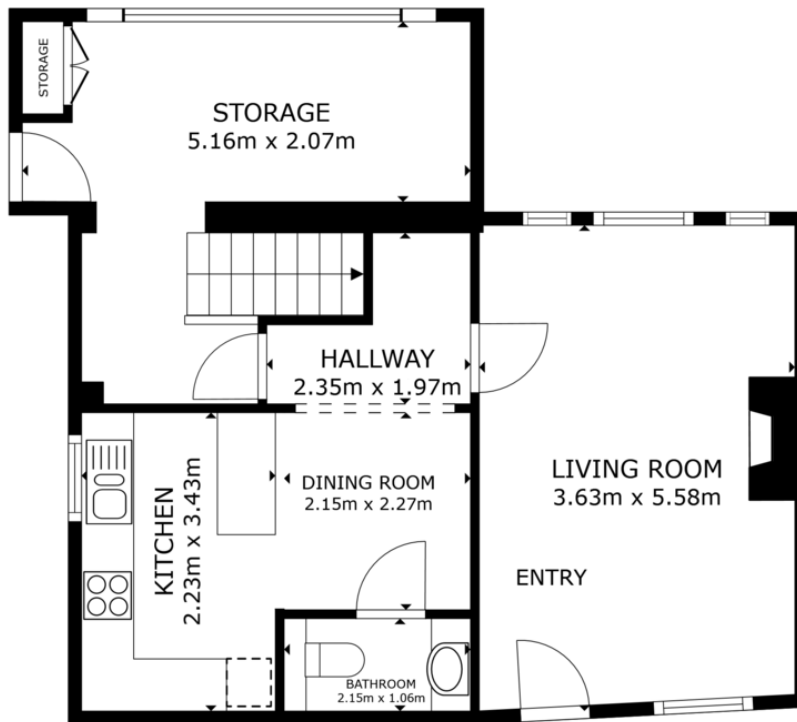
BEDROOM THREE A well-proportioned second bedroom offering bright and comfortable accommodation, ideal as a guest bedroom, children's room or home office. The neutral décor and contemporary flooring create a fresh and inviting atmosphere.

BATHROOM A well-appointed bathroom fitted with a contemporary white suite comprising a low-level WC and wash hand basin. The room features a spacious shower enclosure with a glass and chrome screen. Practical built-in storage cupboards and a fitted display shelf provide excellent storage solutions, helping to maximise space and functionality.

FRONT GARDEN To the front of the property is a well-maintained garden enclosed by an attractive evergreen hedge. A lock-block driveway offers off-road parking and leads to a carport. The frontage is both practical and welcoming, creating an excellent first impression of the home.

REAR GARDEN The property benefits from an attractive and low-maintenance enclosed rear garden, ideal for both relaxation and outdoor entertaining.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 57.4 m² FLOOR 2 41.9 m²
 TOTAL : 99.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com

Letting Agent Registration No. LARN1905074

01224 63 65 00

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

