



47 Goodhope Park, Bucksburn, Aberdeen

Offer over £110,000



Freehold | EPC rating: C

- Spacious first floor apartment
- Open Plan Living / Dining / Kitchen
- Two Double Sized Bedrooms with storage

- Modern and Bright Accommodation
- Fully fitted modern kitchen
- Allocated parking space

Description

Northwood are delighted to offer for sale this spacious 1st floor two bedroom apartment in a modern purpose built development, built in 2013 and benefits from private allocated car parking. All furniture and fittings can also be included by separate negotiation, making this a convenient property for a first-time buyer, investor or young family looking for a ready to move in new home! Also accessible to the University of Aberdeen campus, this is a great proposition for buy to let.

This well presented property is in ready to move in condition and provides both spacious living and bedroom accommodating. Extending to 58 sq.m. the accommodation comprises a spacious entrance hallway with storage, large and bright living room on open plan to the modern dining kitchen, two double sized bedrooms, both with fitted wardrobe storage, and a modern bathroom with shower over bath. The development is well kept by the factors, James Gibb for an approximate monthly charge of £93 per month and includes buildings insurance, communal cleaning and maintenance of the grounds and development.

Situated close to the River Don in the recently developed Mugiemooss area, this is an accessible location ideally positioned for reaching all areas of the city with ease due to the extensive transport network. Also ideal for those commuting to the airport and the AWPR (Aberdeen By-Pass). Goodhope Park is well placed for accessing the Bridge of Don, Stoneywood and Dyce and with the Aberdeen Exhibition Centre (P&J Live) a short distance away, this is a great base.

Please note: The home report is available to view on the Northwood website portal (within the listing, under the documents section).

Viewings are highly recommended to appreciate this apartment providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

Floorplan



TWO BEDROOM SECOND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quality or reliability can be given.
Made with Metropia C2020

Hall

Welcoming hall with light grey walls and grey carpet. Two storage cupboards, both with hanging and shelf above. Security handset. Wall mounted radiator. Heating controller. Pendant light fittings. Smoke alarm.

Kitchen

Modern kitchen with grey walls and dark grey vinyl flooring. White matt units with black worktop and splashback. Wide range of base and high-level units. Integrated fridge/freezer and washing machine. Gas hob with electric oven and extractor fan above. Stainless steel two bowl sink and drainer with chrome mixer tap. Pendant light fitting. Plenty of space for dining furniture.
2.6m x 2.3m (8'6" x 7'6")

Bedroom 2

Another bright room with window facing the rear of the property. Light grey walls with grey carpet. Cupboard with hanging and shelf above. Wall mounted radiator. Pendant light fitting.
2.7m x 2.7m (8'11" x 8'11")

External

The property is set within landscaped grounds with allocated parking. The grounds and internal communal areas looked after under a factoring agreement with also includes the buildings insurance for the property.

Lounge

Bright lounge with two large northwest facing windows. Grey walls with grey carpet. Window blinds. Wall mounted radiator. Pendant light fitting. Smoke alarm.
4.8m x 3.2m (15'8" x 10'6")

Bedroom 1

Bright double bedroom with window facing the rear of the property. Light grey walls with grey carpet. Wardrobe with mirrored sliding doors, hanging with shelf above. Wall mounted radiator. Pendant light fitting.
2.8m x 2.7m (9'2" x 8'11")

Bathroom

Spacious bathroom with white walls, dark vinyl flooring and beige tiling around bath with shower over head. WC and basin set in wooden effect vanity unit with storage. Fixed wall mirror. Frosted window. Wall mounted radiator. Spotlight fitting.
2.5m x 1.8m (8'2" x 5'11")

Photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Map



Notes