

**FOR SALE**



**30 Fairies Knowe, Bucksburn**  
**Offers Over £150,000**

  
**MARTIN & CO**



## 30 Fairies Knowe, Bucksburn

3 Bedrooms, 1 Bathroom

Offers Over £150,000

- Mid Terraced House
- 3 Bedrooms
- Gas Central Heating
- Double glazing throughout
- Excellent transport links

FANTASTIC FAIRIES KNOWE. Situated in the popular residential area of Bucksburn, we have a three bedroom mid terraced house offering comfortable and versatile accommodation ideal for a range of buyers. The property benefits from an enclosed rear garden and is conveniently located close to local schools, shops, public transport links, and provides easy access to Aberdeen City Centre and surrounding areas. This makes it an excellent choice for first time buyers, families, or investors alike.



Bucksburn is a well established residential area of Aberdeen, popular for its strong community feel and excellent transport links. It offers a wide range of local services and amenities, with convenient access to major routes including the A96 and Aberdeen Airport.

Local amenities include

- Tesco Extra Bucksburn
- Bucksburn Primary School
- Bucksburn Academy
- Bucksburn Medical Practice
- Bucksburn Community Centre
- Regular public transport links to Aberdeen City Centre and Dyce

**LOUNGE** A bright and spacious living room with a modern neutral finish throughout. The space benefits from a large front facing window allowing plenty of natural light, complemented by light décor and wood flooring which enhances the sense of openness. A wall mounted electric fire provides a focal point, creating a warm and inviting setting.

**KITCHEN** The kitchen offers plenty of storage space, making it both practical and well organised. It benefits from ambient lighting that creates a warm and inviting feel, along with a large window overlooking the back garden, allowing in plenty of natural light and providing a pleasant outlook while cooking or dining.

**DINING ROOM** There is a dining area positioned just off the lounge, creating a natural flow between the living spaces. It features patio doors that open directly onto the back garden, allowing for easy indoor to outdoor living and plenty of natural light. The space is finished with laminate flooring, giving it a clean and modern feel while remaining practical for everyday use.

**MASTER BEDROOM** The bedroom is finished with a nice fresh carpet, giving it a soft and comfortable feel underfoot. It benefits from built in storage positioned around the bed, providing excellent use of space and a neat, integrated look. A large window allows plenty of natural light to fill the room, creating a bright and airy atmosphere.



**BEDROOM 2** The bedroom features laminate flooring, offering a modern and low maintenance finish. A large window allows for plenty of natural light, creating a bright and welcoming space. It also benefits from a large built in mirrored wardrobe, providing excellent storage while helping to enhance the sense of space and light within the room.

**BEDROOM 3** This versatile room can be used as either a bedroom or a home office space, depending on your needs. It features laminate flooring, giving it a clean and contemporary feel, along with a large window that fills the room with natural light. There is also a large mirrored wardrobe space, providing excellent storage while helping to make the room feel brighter and more spacious.

**BATHROOM** The bathroom is fully tiled, giving it a clean and low maintenance finish throughout. It includes a window that provides natural light and ventilation, and a separate cubicle shower, creating a practical and well arranged space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

## 30 Fairies Knowe



### Aberdeen

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