



114 Mill Drive , Mugiemoos, Aberdeen

Offers over £132,000



 2  1  1

Freehold | EPC rating: B

- Popular Barrett development
- Two double bedrooms with storage
- Well served by local shops and public transport
- Ready to move in condition
- Gas central heating and uPVC glazing
- Ideal for first time buyers

## Description

NOTE HOME REPORT - The home report is available to view on the Northwood website portal ([northwooduk.com/aberdeen](http://northwooduk.com/aberdeen))- within the listing and select "View home report".

114 Mill Drive is a modern self-contained two-bedroom first floor apartment situated in the recently developed Riverside Quarter of Bucksburn. Built in 2021, Mill Drive is situated in the popular Barratt development at Riverside Quarter with the area being well served by local shops and public transport facilities. The location offers easy access to Aberdeen International Airport and oil related offices at both Dyce and Bridge of Don. Some of the main arterial routes including the AWPR are located nearby offering access to most parts of the city. The P&J Live is easily accessible.

The accommodation measures 58 sqm and comprises of an entrance hallway, modern kitchen with white gloss wall and base units and contracting worktops on open plan with the lounge which has plenty of space for dining furniture, a small utility cupboard, two double bedrooms with wardrobes fitted with mirrored sliding doors and a shower room with large walk-in shower with aqua panelling.

The property benefits from gas central heating, uPVC double glazing, an integrated fire alarm system. All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods.

Externally, the property is located within a well-kept building which maintained by a factor, together with the beautifully landscaped grounds surrounding the building. There is an allocated parking space together with ample visitor parking, shared bike storage.

Viewings are highly recommended to appreciate this spacious family home in ready to move in condition and providing easy

## Photographs



## Entrance Hall

Neutral decoration with light wooden effect flooring. Wall mounted radiator. Security handset. Wall mounted radiator. Pendant light fitting and smoke alarm.

## Lounge/Kitchen

Spacious bright room with large west facing windows overlooking the front of the property. Plenty of room for lounge/dining furniture. Natural decoration, light wooden effect flooring. Modern fitted kitchen with a wide range of base and high level-units finished in beige gloss with contrasting worktop and splashback. Integrated fridge and freezer. Gas hob with electric oven and extractor fan above. Stainless steel sink and drainer. Concealed in one of the units is an Ideal combi boiler fitted in 2021. Wall mounted radiators. Spotlight fittings. Smoke alarm.

*6.1m x 3.5m (20'0" x 11'6")*

## Utility Cupboard

Convenient cupboard which has a free-standing washing machine. Space for tumble dryer. Fuse box and broadband router. Pendant light fitting.

*1m x 0.7m (3'4" x 2'4")*

## Bedroom 1

Neutral decoration with beige carpet. Window overlooking the rear landscaped grounds. Wardrobe with mirrored sliding doors, hanging rail with shelf above. Wall mounted radiator and pendant light fitting.

*3.3m x 3m (10'10" x 9'10")*

## Bedroom 2

Neutral decoration with beige carpet. Window overlooking the rear landscaped grounds. Wardrobe with mirrored sliding doors, hanging rail with shelf above. TV point. Heating controls. Wall mounted radiator and pendant light fitting.

*3.2m x 2.6m (10'6" x 8'6")*

## Shower room

Modern shower room with neutral decoration and contrasting vinyl flooring. White wc, sink with mirrored storage unit wall mounted above. Glass effect aqua panelling surrounds the walk-in shower area enclosed with shower screen. Shaving point. Wall mounted radiator. Pendant light fitting.

*2.1m x 1.9m (6'11" x 6'2")*

## External

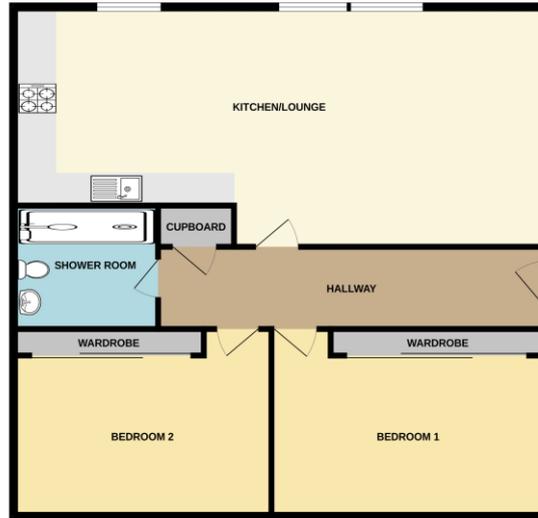
Landscaped gardens to the front and back of the property which are maintained by factor. Shared bike shed. Allocated car parking space in the underground carpark. Visitor parking.

## More 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.

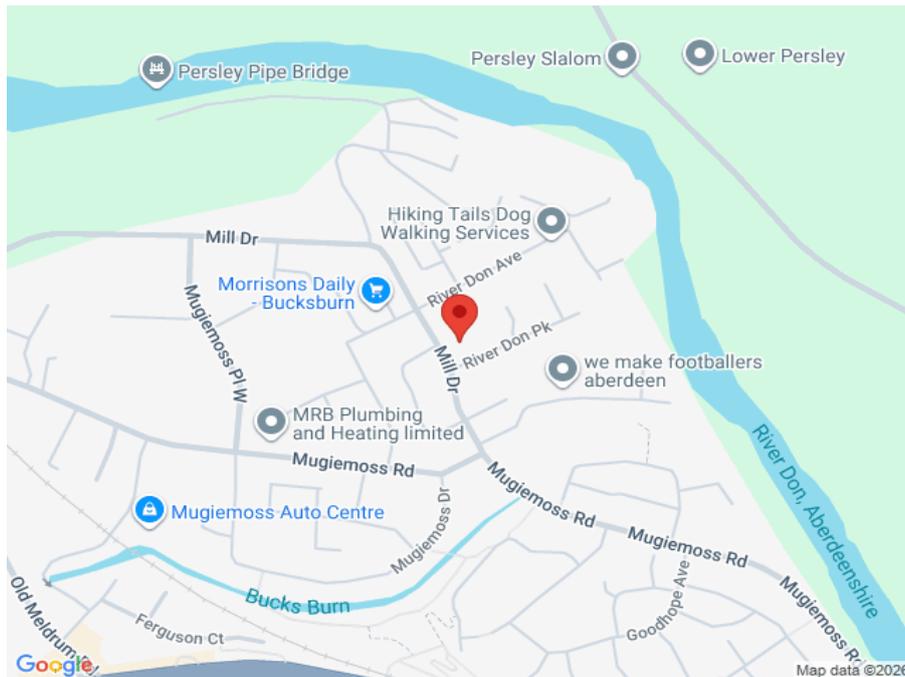
# Floorplan



TWO BEDROOM FIRST FLOOR APARTMENT

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, fixtures, rooms and any other space are approximate and are not intended to be used for any purpose other than a general guide. The floorplan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown here are not meant to be used as a guarantee as to their condition or extent for the plan. Made with Metropac (2024)

# Map



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