

# 22 Crossgates

BUCKSBURN, ABERDEEN, AB21 9EF



*The property is immaculately presented with a modern flavour in walk-in condition*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this modern, three-bedroom end-terrace house. Located in Bankhead, Bucksburn, close to the A96, TECA and Aberdeen Airport. The property is immaculately presented with a modern flavour in walk-in condition.

# THE KITCHEN



Inside, the simple layout of the property is its strength. Enter via the front door to the hall with stairs to the first floor. On the left is the well-equipped modern kitchen. The Beech facia kitchen is a medium-sized, well-equipped modern kitchen with an induction hob, Neff cooker hood, electric oven under the counter, washer/drier, and fridge/freezer. The floor is vinyl, with outstanding storage capacity and a small dining area.





Continuing clockwise, there is under stairs storage. Next is the family shower room with a corner shower unit - a fitted bathroom suite with good storage and full height splashback and a heated electric towel rail—a further two spacious hall cupboards and Bedroom 3, which is a light and airy space.

## THE SHOWER ROOM





# BEDROOM 3



The comfy family lounge carpeted with double patio doors leading onto a  
decked outside area completes the ground floor.

# THE LOUNGE





From the hall, the stairs lead to two double bedrooms; both have built-in storage. The upper landing also has a storage cupboard.

# BEDROOM 1



# BEDROOM 2





In addition, the property has a large enclosed rear garden, a suntrap comprising a decking area, a drying area, and a wooden garden shed. There is a little shrubbery to the front—the property benefits from gas central heating and double glazing.

This is an opportunity to acquire a superb modern family home suitable for all, well-positioned for Aberdeen airport and access to the city.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



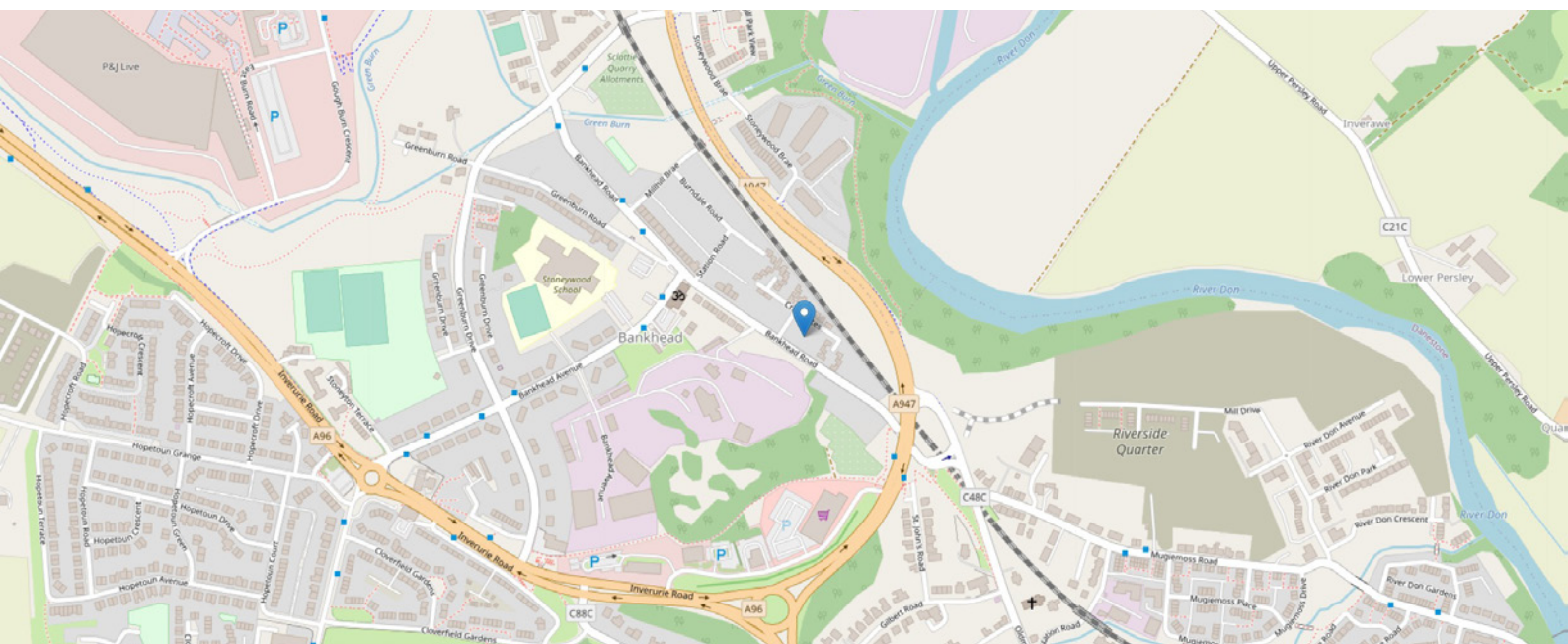
Approximate Dimensions (Taken from the widest point)

Lounge 4.70m (15'5") x 3.90m (12'10")  
 Kitchen 3.40m (11'2") x 3.00m (9'10")  
 Shower Room 2.20m (7'3") x 1.90m (6'3")  
 Bedroom 1 3.40m (11'2") x 3.00m (9'10")

Bedroom 2 3.40m (11'2") x 3.00m (9'10")  
 Bedroom 3 3.50m (11'6") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>

EPC Rating: E





# THE LOCATION

22 Crossgates is located to the northwest of the city in Bucksburn, a popular suburb of Aberdeen, offering a wide range of amenities including local shops, hotel, leisure activities including river walks and a golf course at nearby Craibstone, along with primary and secondary schools which are within walking distance. The main arterial routes are close by, making all parts of the city easily accessible.







Aberdeen airport and the industrial developments at Dyce and Bridge of Don are also readily accessible, especially with the completion of the AWPR (Aberdeen Western Peripheral Route), which offers convenient and direct routing to Stonehaven in the South and Peterhead in the North.

The heart of Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a variety of shopping centres, pubs, clubs, restaurants, theatres and cinemas to enjoy, along with superb educational and recreational facilities. The city offers excellent Bus & Rail Services with National & International flights from Dyce Airport. The East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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