



5 Bruce Walk, Nigg, Aberdeen, AB12 3LX

## **Property Description**

Four-bedroom detached house situated within an established residential estate in the popular area of Nigg, Aberdeen.

The property benefits from an attic extension which allows for the two downstairs bedrooms to be used as flexible living space, perhaps an additional family room or study.

With a spacious layout and excellent storage, the property features double glazing and gas central heating.

Externally there are large, well-kept front and rear gardens and the south-facing conservatory providing a wonderful additional living space.

The rear garden is split into two sections, with a patio area and steps leading to area of lawn.

A driveway leads to an attached single car garage which provides off-street parking and an additional storage space.

## **Accommodation**

Ground Floor: entrance vestibule, entrance hallway, living room, two bedrooms, shower room, rear hallway, kitchen and conservatory.

Attic Level: landing, two further bedrooms and family bathroom.

Gross Internal Floor Area: 174 m<sup>2</sup>

## **Area Description**

The Nigg area of Aberdeen is on the door step of Kincorth Hill and the countryside, a great location for those who love to walk and cycle and is also close to the popular Duthie Park.

It is within easy reach of the city and benefits from being close to the A90 allowing direct links both north and south of the city and south to Dundee and Perth.

The property is located in close proximity to the brand new Lochside Academy, which opened in 2018.

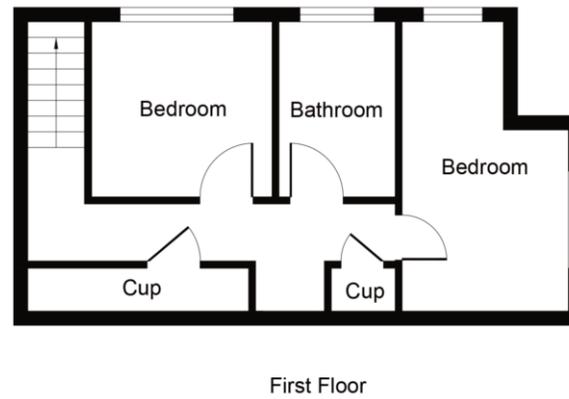
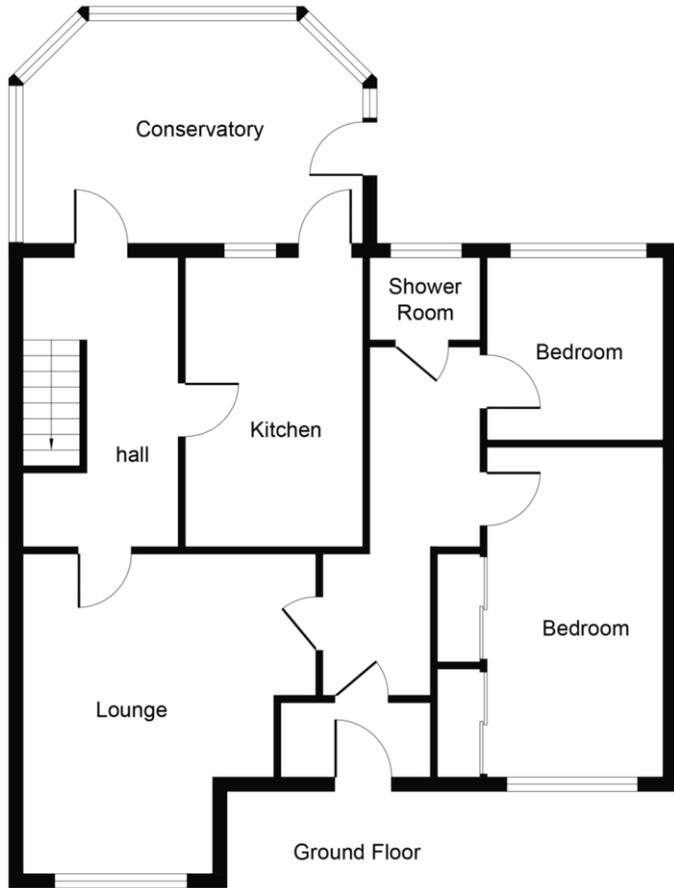
Aberdeen is a port city in northeast Scotland. With the third biggest population in Scotland, this unique city has many arts, leisure, education and retail facilities, with a vast array of restaurants, shops, theatres and events. Aberdeen Airport offers direct flights to more than 30 destinations throughout the UK and Europe.

## **Council Tax Band- E**

## **EPC Rating- D**

## **Viewing Arrangements**

By appointment with The Church of Scotland Law Department on 0131 240 2263.



## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

**Church of Scotland Law Department**  
**121 George Street**  
**Edinburgh EH2 4YN**  
**Telephone 0131 240 2263 Fax 0131 240 2246**  
**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland-Scottish Charity No SC011353

