



BRIDGE OF DON

ABERDEEN, AB22 8BA

The property and the development are well served with facilities within the village development; a convenience store, café, dental practice, and a number of hair and beauty salons as well as a wide range of services locally in Danestone and Bridge of Don, including several schools, medical centres, a library and various sports facilities.

Grandholm Crescent lies to the North of Aberdeen where you are just a few minutes from the heart of the city centre, with a private bridge allowing quick access to the University and city an invaluable advantage, especially for commuting. The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy; you also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

The property and area are well served with local public transport facilities. With the city offering further excellent Bus and Rail Services and with National and International flights being provided from Dyce Airport. The main 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. The property is also ideally located for both the student and the professional employee with both, the city and Aberdeen University by.



72 GRANDHOLM CRESCENT

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72 Grandholm Crescent is an executive apartment forming part of a desirable modern-day location. This exceptionally spacious two-bedroom second-floor apartment is located in the sought after Grandholm village development and is presented to the market in an immaculate walk-in condition. The present owners during their tenure have maintained and refurbished this spacious apartment to a high standard, the property benefits from a south-facing outlook, fresh neutral decor, gas central heating and double glazing.

Externally there is a security entry system with a factor being appointed for the upkeep of the immaculate communal areas and landscaped gardens. This property offers the discerning purchaser a high-quality home or excellent buy-to-let opportunity in a desirable location, early viewing is highly recommended.

The property consists of a secure entrance door to communal hallway and stairwell, entrance vestibule, reception hallway, a lovely south-facing living room to the front of the property with plentiful space for a dining table, open archway to a stylish kitchen partially integrated with a good range of units at floor and eye level, master bedroom with en-suite shower room and fitted wardrobe, a further spacious double bedroom again with a fitted wardrobe, and a fully fitted family bathroom with power shower over the bath. In addition, there are ample storage cupboards throughout the property.

Resident car parking and visitor car parking is available, secure outdoor storage ideal for mountain bikes.



LOUNGE

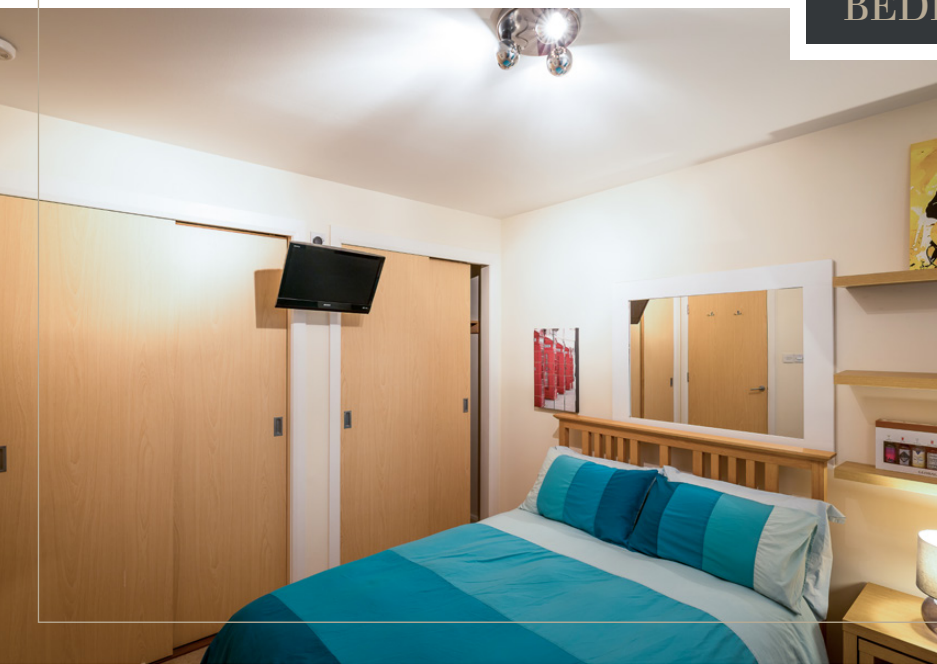




KITCHEN



BEDROOMS

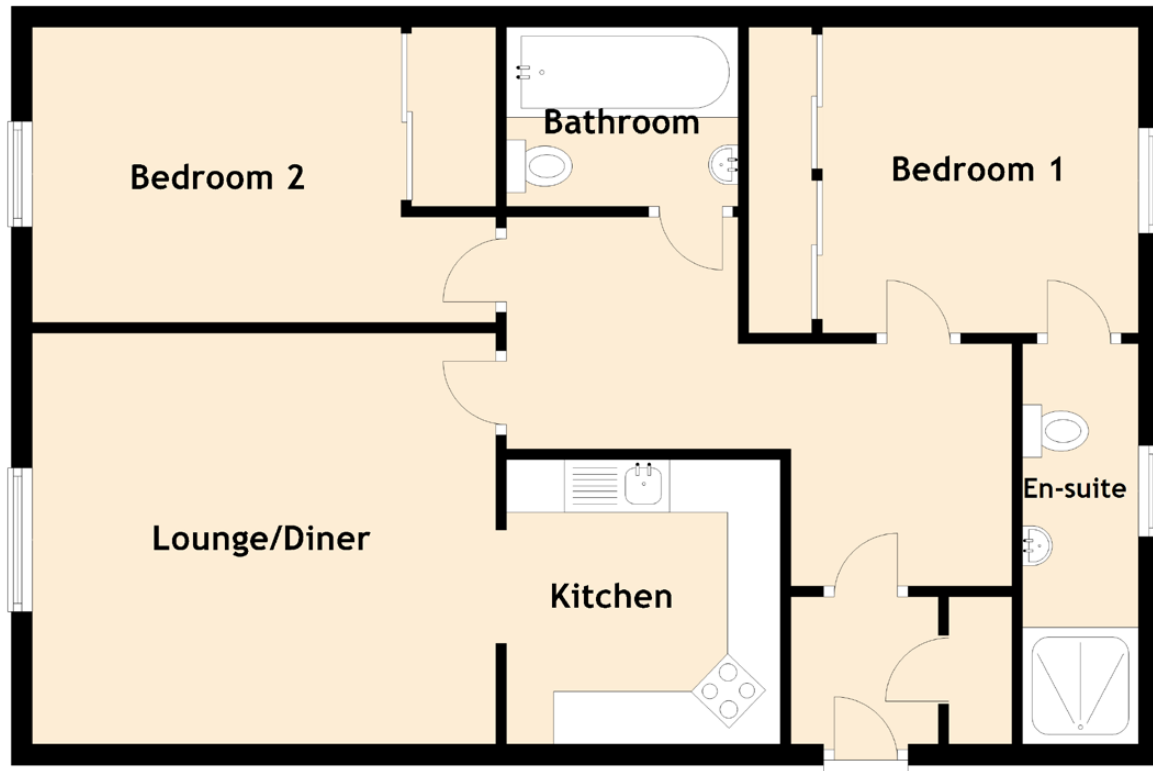




BATHROOM

SPECIFICATIONS & DETAILS

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Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.40m (14'5") x 3.90m (12'10")
Kitchen	2.70m (8'10") x 2.60m (8'6")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
En-suite	3.80m (12'6") x 1.10m (3'7")
Bedroom 2	4.40m (14'5") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 66m²

EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances. Other soft furnishings and electrical appliances are by separate negotiation.

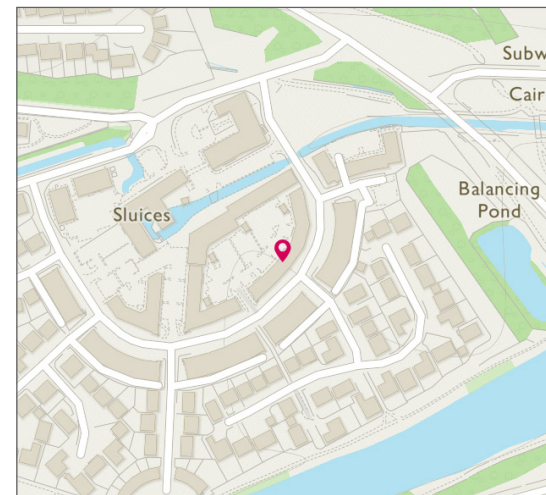


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