




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 16 Millbank View

GRANDHOLM CRESCENT, BRIDGE OF DON, ABERDEEN, AB22 8BE

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Flat 16, Millbank View, Grandholm Crescent lies in the Bridge of Don area in the north of Aberdeen but is just a few minutes drive from the city centre via the private bridge, exclusive to Grandholm residents, which offers an invaluable advantage especially for commuting. The property is also close to the University, AECC and Aberdeen Beach. There are plenty of nearby facilities, within the development is a convenience store, café, dentist, and hair and beauty salons, while there is a wide range of services available locally in Danestone and Bridge of Don, including schools, medical centres, a library and various sports facilities.

The city provides all the amenities one would expect with modern-day city living, including a number of shopping malls and local boutiques. There are pubs and restaurants galore, with fantastic theatres and cinemas to enjoy; you also have superb leisure facilities within easy reach and a multitude of activities for the outdoor enthusiast, including nearby footpaths along the River Don. As well as the benefits of being near the city, the property enjoys close proximity to the stunning countryside to the north, including the beaches at Balmedie and the hills around Bennachie.

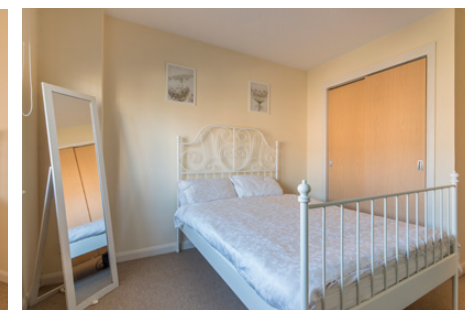
The property and area are well served by bus routes, with the city offering further excellent bus and rail services, the main East Coast line operates through Aberdeen providing a link to the central belt, the south

and beyond, and west to Inverness and the Highlands, and the international airport at Dyce is a short distance away.

This exceptionally spacious two-bedroom top-floor apartment is presented to the market in an immaculate move-in condition. The present owners have decorated the property to a high standard with fresh contemporary décor throughout.

This bright property boasts excellent storage and benefits from gas central heating, double glazing and a secure entry system with a factor appointed for the upkeep of the communal and landscaped garden areas. Plentiful residents' and visitors' car parking is available, as well as a secure bike store. This property offers the discerning purchaser a high-quality home or excellent buy-to-let opportunity in a desirable location.

The property includes an entrance vestibule with two big storage cupboards and also access provided to the attic for extra storage, reception hallway, a stylish fitted kitchen with integrated appliances and ample storage within a good range of units at floor and eye level this is open plan with a spacious living area separating the two with a breakfast bar for impromptu dining. A spacious master bedroom features a built-in double wardrobe with an en-suite, a further double bedroom also with a built-in wardrobe and a fully fitted family bathroom with shower over the bath complete the accommodation.



Property Specifications

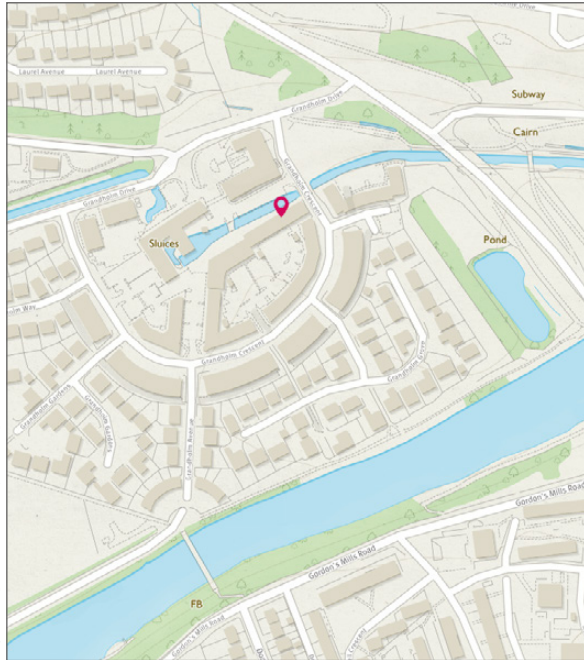
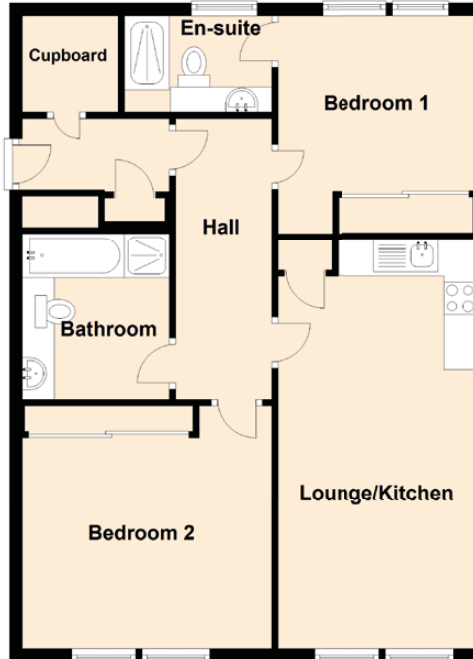


Image credit: <https://www.vorbhanestuary.co.uk/00map.js/>



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.40m (21') x 3.10m (10'2")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bathroom	2.50m (8'2") x 2.30m (7'7")

Gross internal floor area (m²): **64m²** | 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.**

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