86 Grandholm Crescent, Bridge of Don,
Aberdeen, AB22 8BA

Offers Around £102,500

peterkins

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- First Floor Executive Apartment
- Ideal for First-Time Buyers or Buy-To-Let Investors
- Living Room and Kitchen on Semi-Open Plan
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Grounds Maintained by Factor
- Ample Resident's Parking

Viewing contact Peterkins
(01224) 428100

Ref:42249/2
EPC: Band B
Council Tax: Band D
Tenure: Ownership

Description:

We are pleased to offer for sale this superb **two-bedroom first floor executive apartment** forming the modern Grandholm Village Development in Bridge of Don. The property is in good condition and presents a fantastic opportunity for first-time buyers or landlords looking to enhance their rental portfolio. The spacious accommodation comprises of: Entrance vestibule; living room and kitchen on semi-open plan; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there are communal garden grounds, maintained by the Factor for the development together with ample off-street parking within the residents' car park. The property benefits from a security door entry system, gas central heating and all double glazing. The fitted flooring, white goods, light fittings and curtains will be included in the sale. **Note:** The furniture and furnishings will also be included in the sale.

Location:

Grandholm Village is a highly acclaimed development, unique in character, and set within the popular Bridge of Don area of the city. The development is ideally placed for ready access by a private bridge, with controlled access via key fobs, over the Don to the City and to the campus at Aberdeen Technology and Science Park and the Bridge of Don. The development is situated on the banks of the River Don, offering the opportunity to reside in a pleasant, tranquil setting with walks along the riverside close by.

Directions:

From King Street proceed to the St Machar roundabout, then take the first exit onto St Machar Drive. At the second set of traffic lights turn right onto Gordons Mills Road and travel some distance crossing the River Don via the new Diamond Bridge, then take the next left onto Grandholm Drive. Grandholm Crescent is the following road on the left and number 86 is situated on the right as indicated by our "For Sale" sign.

Entrance:

The extremely well-maintained entrance is accessed via a security entry system and has a staircase leading to all floors.

Entrance Vestibule:

An exterior door gives access to the entrance vestibule; electric meter cupboard; radiator; ceiling cornice; ceiling light fitting; laminate flooring; door leading to the hallway.

Hallway:

Centrally positioned hallway with all accommodation leading off; built-in storage cupboard; further built-in cupboard housing the central heating boiler and gas meter; wall mounted door entry handset; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

Living Room: 14'7 x 11'7 (4.45m x 3.54m) approx.

Well-proportioned living room with a double window to the front of the apartment; wall mounted central heating controls; radiator; ceiling cornice; pendant light fitting; laminate flooring.

Kitchen: 9’3 x 6’4 (2.83m x 1.93m) approx.
The kitchen is on semi-open plan to the living room and is fitted with an excellent range of base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; wine rack; under cabinet lighting; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood; built-in oven; integrated washing machine and fridge; radiator; display shelves; extractor fan; heat detector; spotlight fitting; laminate flooring.

Bedroom 1: 10’1 x 9’9 (3.08m x 2.97m) approx.
Light and airy double bedroom with a pleasant front aspect; double window; built-in wardrobe providing good hanging and storage space; radiator; pendant light fitting; laminate flooring.

Bedroom 2: 10’1 x 8’8 (3.08m x 2.63m) approx.
The second double bedroom also has a double window to the front of the property; built-in single wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bathroom:
Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with a mixer shower, narrow glass screen and shower curtain; wall tiles around suite; shaver point; radiator; extractor fan; ceiling light fitting; laminate flooring.

Outside:
There are well-kept communal garden grounds surrounding the development which are maintained by the Factor.

Parking:
Ample off-street parking can be found within the residents’ car park to the rear of the building.

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK’s banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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