



29 Thorngrove Place,  
Aberdeen, AB15 7FG

Offers Over £118,000  
\*\* Below Valuation \*\*

peterkins



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- Appealing First Floor Executive Apartment
- Open Plan Living/Dining Room & Kitchen
- Two Double Bedroom with Built-In Wardrobes
- Newly Installed Shower Room
- Gas Central Heating
- Double Glazing
- Security Door Entry System
- Communal Landscaped Garden Grounds
- Allocated & Visitor's Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 48108/1

EPC: Band B

Council Tax: Band E

Tenure: Ownership

#### Description:

We have the pleasure offering for sale this most appealing **two-bedroom first-floor executive apartment** which forms part of an exclusive department within Aberdeen's fashionable West End. The apartment is presented in immaculate order and boasts a newly installed shower room and fresh décor complimented by quality blinds and self-coloured flooring. The spacious accommodation comprises of: Welcoming hallway with good storage; open plan living/dining room and kitchen; two double bedrooms with built-in wardrobes; modern shower room. Outside there are lovely, communal landscaped garden grounds which are maintained by the Factor for the development together with an allocated parking space within the resident's car park. The property benefits from a security door entry system, central heating system and double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

#### Location:

Thorngrove Avenue is situated to the west of Aberdeen and affords easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the city. Aberdeen City Centre with its wealth of amenities is only a short distance away and public transport to many parts of the city is regularly available on Great Western Road and Seafield Road. Local shops and amenities are located nearby at Mannofield and Seafield. Further shopping facilities are available at Bridge of Dee and there is a wide choice of independent bistros, wine bars, reputable restaurants and hotels close by.

#### Directions:

From the West End of Union Street turn left onto Holburn Street and continue to the first set of traffic lights then turn right onto Great Western Road. Proceed for some distance to the Anderson Drive junction and continue straight ahead, then take the first right onto Thorngrove Avenue. Thorngrove Place is the second road on the left.

#### Entrance:

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

#### Hallway:

A hardwood exterior door gives access to the centrally positioned hallway; built-in utility cupboard housing the washing machine and tumble dryer; further built-in shelved storage cupboard; wall mounted security entry handset; dado rail; smoke detector; three branch ceiling light fitting; laminate flooring.

#### Open Plan Living/Dining Room & Kitchen: 21'0 x 16'11 (6.40m x 5.16m) approx. at widest points.

Generously proportioned living/dining room featuring a box bay window fitted with "Venetian" blinds; two further windows overlooking the side of the development also fitted with "Venetian" blinds; radiator; two wall lights; smoke detector; ceiling cornice; two ceiling light fittings; fitted carpet; access to kitchen.

The kitchen is well-equipped and fitted with a comprehensive range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; wine rack; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; dishwasher; integrated fridge/freezer; wall mounted mirror; radiator; heat detector; downlighters and ceiling light fitting; laminate flooring.



**Bedroom 1: 9'10 x 8'2 (3.00m x 2.50m) approx.**

Well-appointed double bedroom with window to the rear of the apartment fitted with “Venetian” blinds; built-in wardrobe with bi-folding mirrored doors providing great hanging and storage space; radiator; ceiling light fitting; fitted carpet.

**Bedroom 2: 8'10 x 8'2 (2.70m x 2.50m) approx.**

Light and airy second double bedroom with a rear aspect; built-in wardrobe with bi-folding doors also housing the central heating boiler and gas meter; radiator; pendant light fitting; fitted carpet.

**Shower Room:**

The newly installed modern shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a double length walk-in shower unit complete with a mixer shower and rainfall/handheld shower fittings; aqua panels around suite; large wall mounted mirror; shaver point; chrome towel rail; extractor fan; ceiling light fitting; LVT flooring.

**Outside:**

There are wonderful, landscaped garden grounds surrounding the development which are maintained by the Factor.

**Parking:**

There is an allocated parking space within the resident's car park.



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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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