

14 Joss Court, Bridge of Don,
Aberdeen, AB23 8FP

Offers Over £125,000

peterkins













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- Wonderful Ground Floor Apartment
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Generously Proportioned Living Room with Bay Window
- Dining Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Landscaped Gardens
- Allocated/Visitor's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48555/1
EPC: Band C
Council Tax: Band D
Tenure: Ownership

Description:
Viewing is highly recommended to appreciate the interior of this wonderful **two-bedroom ground floor apartment** which is situated within a sought-after city development. The property is well-presented and would make an ideal purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Centrally positioned hallway; generously proportioned living room with a bay window; dining kitchen with appliances; two double bedrooms with built-in wardrobes; shower room. Outside there are landscaped garden grounds which are maintained by the Factor for the development. There are also allocated/visitor's parking spaces located within the residents' car park together with bicycle/bin store. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

**Note:** The furniture and furnishings may also be purchased by separate negotiation.

Location:
This small exclusive development enjoys a quiet location yet is ideally placed to benefit from the wide range of amenities available within Bridge of Don which is linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, doctors and dentists, a wide range of shops including an ASDA supermarket and Tesco 24-hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, community centre, playing fields and eighteen-hole golf course. The area is also particularly convenient for access to Aberdeen Beach and the office/industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

Directions:
Travel north along King Street and continue over the Bridge of Don then turn right at the traffic lights onto Links Road then left into Joss Court. Number 14 is situated straight ahead as indicated by our "For Sale" sign.

The accommodation comprises of:

Entrance:
The well-maintained shared entrance is accessed via a security entry system.

Hallway:
A hardwood exterior door gives access to the centrally positioned hallway; built-in cupboard housing the hot water tank and gas meter; wall mounted door entry handset and central heating thermostat; coat hooks; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

Living Room: 14'5" x 11'3" (4.40m x 3.43m) approx.
Generously proportioned living room with a lovely bay window to the front of the apartment fitted with "Venetian" blinds; feature electric fire; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring; door leading through to the dining kitchen.





Dining Kitchen: 10'10" x 10'2" (3.29m x 3.10m) approx.

Superb dining kitchen fitted with an excellent range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and matching spalshbacks; stainless steel sink and drainer with a mixer tap; gas hob with an extractor hob above; built-in oven; washing machine; integrated fridge/freezer; wall cabinet housing the central heating boiler; window to the front of the property fitted with "Venetian" blinds; wall mounted central heating controls; heat detector; ceiling cornice; bar style ceiling light fitting; laminate flooring.

Bedroom 1: 10'2" x 10'2" (3.10m x 3.09m) approx.

Well-appointed double bedroom with a rear outlook; window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 10'2" x 8'4" 3.09m x 2.55m approx.

Good sized second double bedroom with a rear aspect; window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

The 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 walk-in shower complete with an electric shower; additional wall hung vanity unit and large mirror; wall mounted mirrored medicine cabinet; chrome ladder style radiator; downlighters; tiled floor.

Outside:

The communal areas, including the courtyard style parking area are extremely well maintained and looked after by a Factor to which a monthly charge is made.

Parking:

There is an exclusive car parking space located within the residents' car park together with additional visitors' parking spaces and bin/bicycle stores.

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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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