

134 Grandholm Crescent

BRIDGE OF DON, ABERDEEN, AB22 8BA



SPACIOUS TWO-BED TOP-FLOOR APARTMENT



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134 Grandholm Crescent is an executive apartment forming part of a desirable Grandholm village development. This exceptionally spacious two-bedroom top-floor apartment is located in the sought-after Grandholm village development and is presented to the market in an immaculate walk-in condition. The owners have maintained the apartment to a high standard; the property benefits from a south-facing outlook, fresh neutral decor, gas central heating and double glazing.

A stunning dual-aspect living room to the front of the property has plentiful dining table space and a genuine wow factor. The apartment has a stylish kitchen with a good range of units at floor and eye level, the main bedroom with an en-suite shower room and fitted wardrobe, a further spacious double bedroom with a fitted wardrobe, and a fully fitted family bathroom with a power shower over the bath. In addition, there are ample storage cupboards throughout the property; the Viessman Gas Boiler has a six-year warranty balance. The property comprises a secure entrance door to a communal hallway and stairwell, an entrance vestibule, and a hallway.









Bedroom 1



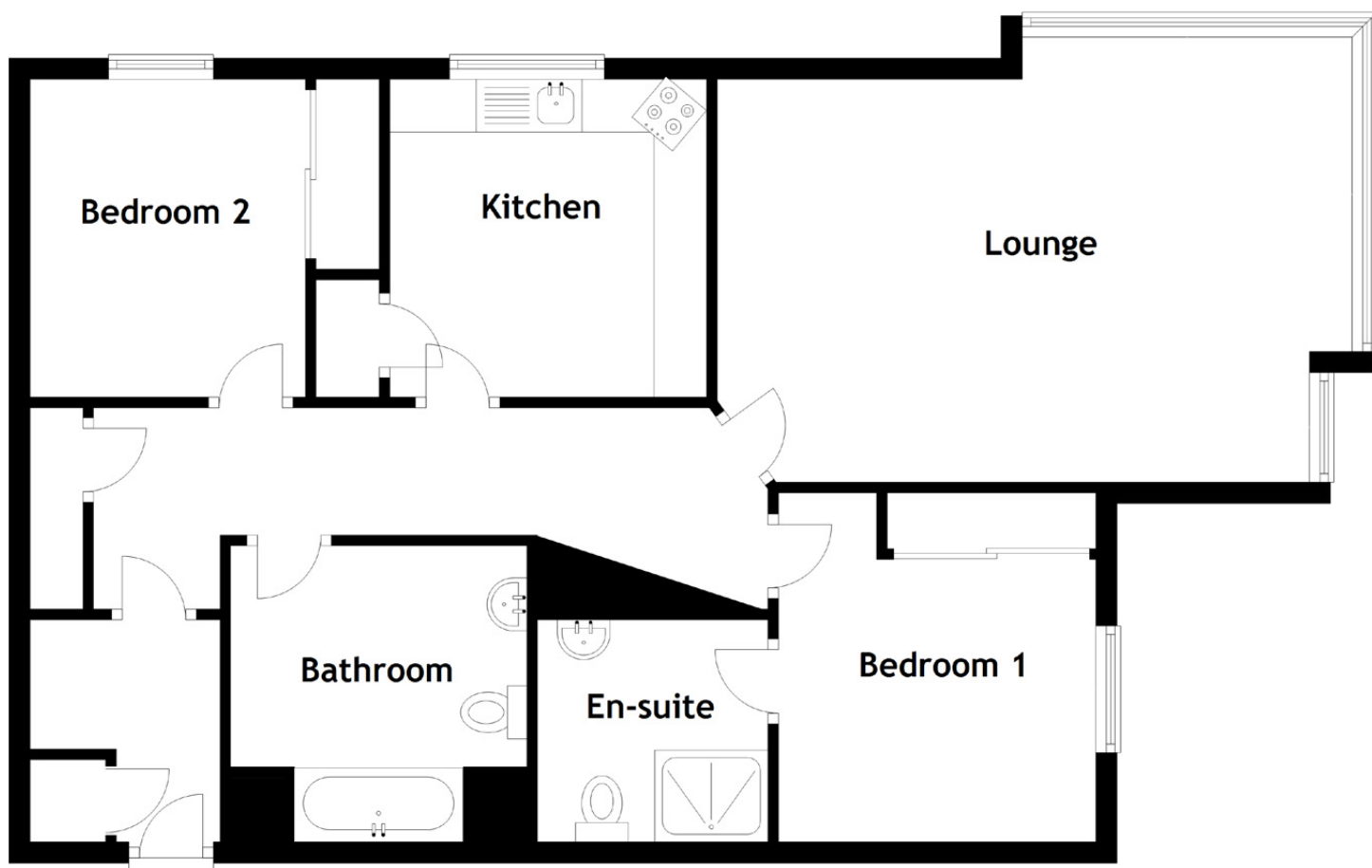




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.00m (19'8") x 4.21m (13'10")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.60m (8'7")
Bathroom	2.80m (9'2") x 2.80m (9'2")
En-suite	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 80m²

EPC Rating: C

Externally there is a security entry system, an appointed factor 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 essential.

Plentiful residential and visitor car parking are available, and secure outdoor storage is ideal for mountain bikes.



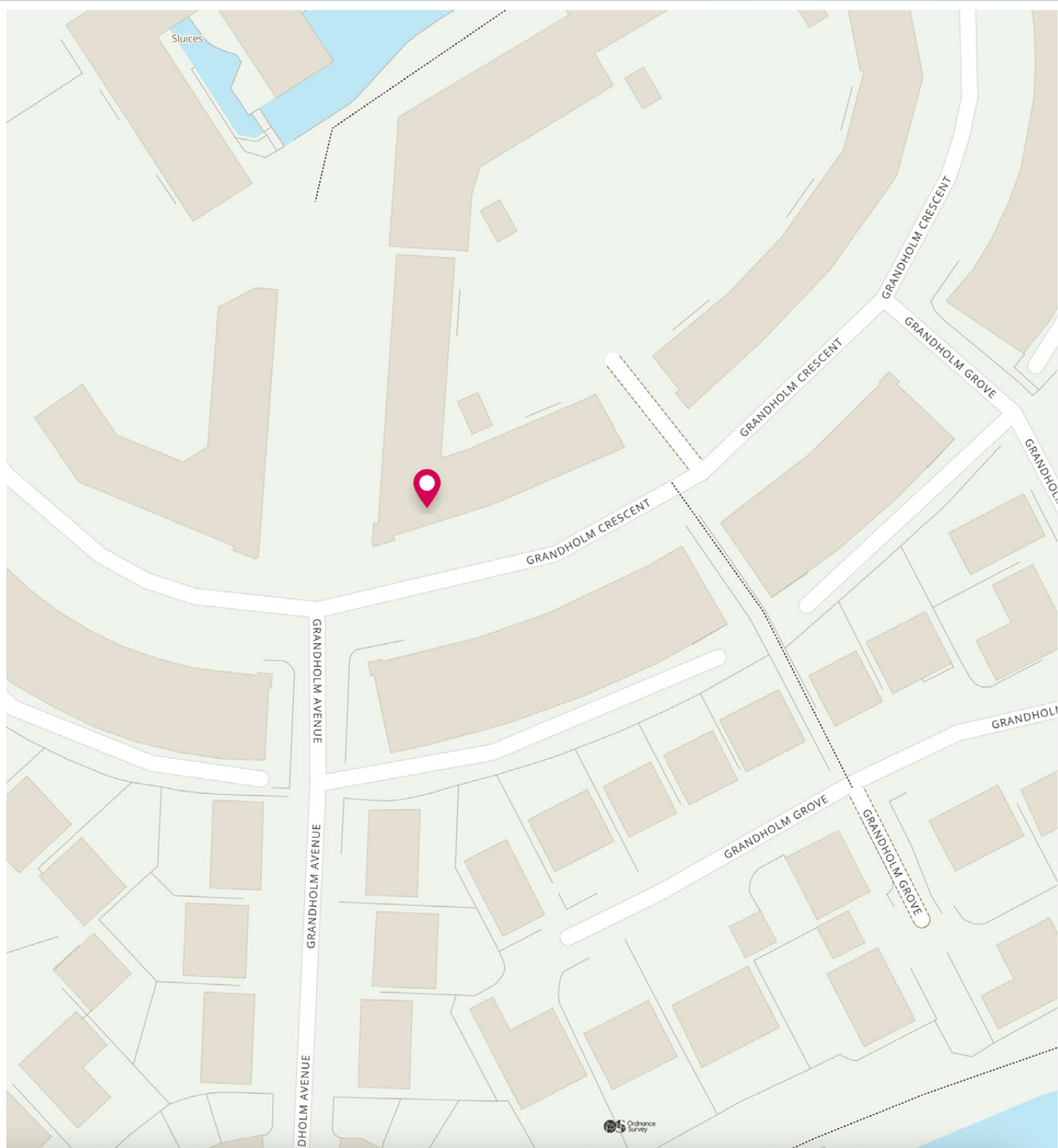


The property and the development are well served with facilities within the village development; a convenience store, café, dental practice, hair salons, as well as a wide range of services locally in Danestone and Bridge of Don, including several schools, medical centres, a library and various sports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

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

The property and area have excellent local public transport facilities. The city offers excellent Bus and Rail Services with National and International flights from Dyce Airport. The East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond. The property is also ideally located for both the student and the professional employee.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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