

**148 Grandholm Crescent,
Bridge Of Don, Aberdeen, AB22 8BA**

**Rent Around P.M
£1,000**
Deposit: 1 Month's Rent

ASPC ref : 362712

 3  1  2 EPC **E** Council Tax Band **D**



Arrange a viewing

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(Elaine Duthie)

Laurie & Co

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Agent registration number:




LARN1807020

Landlord registration number:

93138/100/07210



Property features:

 Central heating	 Parking	 Unfurnished
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This LUXURY THREE BEDROOM FIRST FLOOR APARTMENT located within a superior modern development in the heart of the city centre. The development offers residents parking and landscaped grounds. A factoring agreement is in place to take care of the general maintenance and upkeep of all communal areas.

We are delighted to offer this spacious **FIRST FLOOR THREE BEDROOM EXECUTIVE APARTMENT**, which is protected by a security entry system. Located in a much sought after purpose built residential development the property is presented in good order throughout. Benefiting from gas central heating and double glazing the accommodation comprises of a spacious vestibule, hallway, bright and airy lounge on semi open plan with the fully fitted dining kitchen, master bedroom with en-suite shower room, a further two well-proportioned double bedrooms and family bathroom. Outside the property there is a communal bicycle storage area and bin stores. There is ample off road car parking within the private courtyard to the rear. This includes a common buildings insurance policy. All light fittings at LED, floor coverings are newly fitted, blinds and curtains are new. Early viewing of this well presented apartment is highly

recommended.

Grandholm Village, in the north of the City lies on the former site of the Grandholm Textile Mill overlooking the banks of the River Don. A wide range of hotels/pubs, a Tesco superstore and shops are available locally. Amenities featured within the development include a hairdresser, dentist and Heritage Centre. The Danestone area which lies adjacent to this development is well served by public transport whilst the Industrial Estates of both Bridge of Don and Dyce, together with Aberdeen Airport are within easy reach.

Currently unfurnished and can be furnished as shown in the photos

Entrance Vestibule: Entered via a hardwood exterior door and provides access to the inner hall. Vinyl flooring. Venetian blinds. Inner hallway: Entered via a hardwood exterior door. A large double built in cupboard provides excellent storage facilities and houses the electric meter and fuse box. Wall mounted handset for the security entrance system. Carpet.

Lounge: 4.08m x 4.46m. Entered via Georgian style French doors. Large double glazed window allows excellent natural light into this bright and airy room. Television and telephone points. Laminate flooring. Curtains. Large built in cupboard provides excellent storage facilities.

Dining kitchen: 3.3m x 2.69m. (On semi open plan with the lounge). Fully fitted dining kitchen featuring ample wall mounted and base units with roll top work surfaces and attractive tiled splash back. Stainless steel sink and drainer with chrome mixer tap. Integral Siemens appliances; washer dryer, dishwasher, electric oven with electric hob and chimney style extractor hood above. Free standing fridge/freezer. Wall mounted gas boiler housed within a large unit. Vinyl flooring. Venetian blinds.

Master bedroom: 2.9m x 4.3m. A generous sized double bedroom featuring a built in wardrobe with sliding doors providing ample hanging and shelved storage. Television and telephone points. Carpet. Curtains.

En-suite shower room: 1.4m x 2.9m. Partially tiled shower room featuring a white two piece suite comprising of W.C., with concealed cistern and wall mounted wash hand sink with vanity unit below. Fully tiled shower cubicle with thermostatic shower. Shaver point. Laminate flooring.

Bedroom 2: 2.76m x 3.1m. Double bedroom featuring a built in wardrobe providing ample shelved and hanging storage. Carpet. Curtains. TV point.

Bedroom 3: 2.5m x 3.1m. Double bedroom. Carpet. Curtains. TV point.

Family bathroom: 2.1m x 2.32m. A well-proportioned bathroom featuring a white three piece suite comprising of W.C. with concealed cistern, wall mounted wash hand sink with vanity unit below and bath with shower attachment. Shower curtains. Shaver point. Laminate flooring.

Outside: There is a residents parking area within the central courtyard as well as a communal bicycle store and bin store which are also located in the courtyard. A resident's pass allows vehicular access across the private Grandholm Bridge over the River Don.

Travelling towards Bridge of Don from King Street continue straight ahead crossing the Bridge of Don and turn left into Scotstown Road and left again into Balgownie Road. Thereafter turn left into Balgownie Drive and left again into the Grandholm Village development. No 138 is situated in the block on the first right and the property is located on the left hand side.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/362712/148-Grandholm-Crescent/Aberdeen/>

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