

**12 Lord Hay's Grove,
Old Aberdeen, Aberdeen, AB24 1WS**


**Prices Over
£135,000**

ASPC ref : 364139

 2  1  1 60 m² EPC **C** Council Tax Band **D**



Arrange a viewing

 **01224 645085**
(Laurie & Co)

Laurie & Co

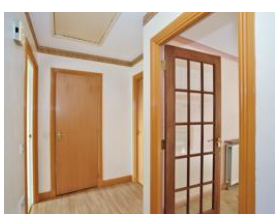
44 Thistle Street (Property)
Aberdeen
AB10 1UU

Email:

allan@laurieandco.co.uk

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Property features:

 Central heating	 Garden	 Parking
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Retirement Two Bedroom 1st Floor Apartment: Entrance hallway. Lounge. Dining kitchen. Shower room. Two bedrooms. Double glazing. Gas fired central heating. Parking.

We are delighted to offer for sale, this well presented two bedroom, first floor apartment, which forms part of a modern purpose built development, in a peaceful location in the Bridge of Don. This property is only suitable for parties of 55 years or over, or for ambulant disabled persons of lesser age, in need of such amenity housing only, and for no other purpose whatsoever. The well-proportioned accommodation comprises, entrance hallway, spacious lounge which overlooks Seaton Park, dining kitchen, shower room and two bedrooms. The property is serviced by gas fired central heating and has double glazed windows throughout. There is an exclusive parking space outside and visitor's parking.

This property is also available on a shared ownership basis, subject to meeting acceptable criteria.

Location: Lord Hays Grove is located in the Old Aberdeen area of town, lying within a short walk of scenic Seaton Park and Aberdeen Beach, and within easy access of the city centre. Local convenience shops, a Lidl supermarket, and a variety of restaurants are also close at hand. A regular public transport service nearby provides access to various parts of the city, whilst a wide range of leisure and retail facilities are available at Aberdeen Beach and Bridge of Don.

Directions: From Union Street turn onto King Street and proceed for some distance crossing over the roundabout at St Machar Drive. Take the fifth opening on the left thereafter into Lord Hays Road and second on the right into the Development. Follow the road round to the left where number 12 is clearly identifiable on the left hand side.

Accommodation:

Entrance Hallway: 4.01 x 1.59m (approx.) Enter from the well maintained common stair and hallway. Low level meter cupboard. Built-in storage cupboard giving useful shelf and storage space, also housing gas meter. Wall mounted secure entry handset. Fitted carpets.

Lounge: 3.99 x 3.94m (approx.) Enter via glazed door to the good sized lounge with great scenic views across Seaton Park. Feature fireplace with electric coal effect heater insert. Twin double glazed windows with Juliet balcony. TV and phone points. Fitted carpets.

Dining Kitchen: 3.75 x 2.97m (approx.) Fitted kitchen with ample base and wall units. Contrasting worktop with tiled splashbacks. Stainless steel sink and drainer. Four ringed gas hob with oven below and extractor fan above. Washing machine included in the sale. Wall mounted gas boiler. Space for fridge freezer. Window with great outlook over the Seaton Park. Vinyl flooring.

Shower Room: Fitted with a white suite comprising, W.C., wash hand basin and large shower enclosure with mains shower. Aqua panelling around shower and basin. Two wall mounted mirrors. Extractor fan. Down lighters.

Double Bedroom 1: 3.88 x 2.83m (approx.) Spacious double bedroom to the front of property, with outlook over the car park and beyond. Built-in wardrobe with shelf and hanging space. TV and phone points. Fitted carpets.

Bedroom 2: 3.88 x 2.87m (approx.) Second bedroom to the front of property. Built-in wardrobe with shelf and hanging space. Built-in storage cupboard. TV point. Fitted carpets.

Outside: Exclusive parking space. Visitors parking. Grounds maintained by the factor.

General: There is a 6 monthly factoring charge of £768.62 payable on 1st April and 1st October to Castlehill Housing Association Ltd, in their role as factor reviews it on the 1st April each year, to go towards the cost of maintaining the building fabric to ensure that it is kept wind and watertight. This includes exterior painting, maintenance of roof, external walls, doors and windows and upkeep of common areas. Maintenance and repairs to the heating installation and extractor fans are also included in this charge.

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

<https://www.aspc.co.uk/search/property/364139/12-Lord-Hays-Grove/Aberdeen/>

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