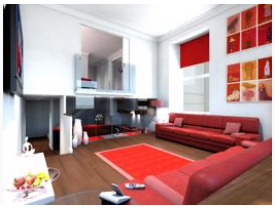
Apartment 44, Gordondale House, Gordondale Road,

Aberdeen, AB15 5PD

Fixed Price

£350,000

3 1 3 Council Tax Band **F**



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Features New build

Description

Fabulous duplex apartment

Contemporary layout. Desirable West end location. Spacious living area. Luxury kitchen with integrated appliances. 3 Double bedrooms all en suite. Quality flooring. Double glazing. Lift to all floors. Gas central heating. Secure entry system. 2 Private car parking spaces

We introduce to the City's most desirable residential district, an unrivalled development of quality, contemporary residences comprising apartments, duplexes and penthouses. The former Mile End Primary School is an architecturally distinguished granite category C listed building which has been sympathetically redeveloped with modern living in mind. The main pedestrian entrance from Gordondale Road leads to a secure west facing private garden for the exclusive use of all residents.

We are delighted to offer for sale this fabulous Duplex apartment situated in a sought after City location. Internally, the apartment features split level layout with double height ceilings in the hall and living area. The open plan living area has been carefully designed to ensure furniture layouts,

entertainment wall and radiator positions work for the customer. Prospective purchasers will no doubt be impressed with the level of finish throughout the development. The living area has double height ceilings and a dual aspect, the luxury kitchen features high gloss cabinets and quality integrated appliances. Every bedroom has fully fitted wardrobes with bespoke shelving and hanging rails. Stylish bathroom/en suites have contemporary sanitary ware and chrome fittings. All this combines to realise interior design solutions, setting a new standard for residential living in the City.

directions: From the City centre travel to Queen's Cross roundabout and turn right onto Fountainhall Road. Continue to the junction with King's gate and turn left. Turn first right into Gordondale Road, the development is ahead on the right hand side.

location: The property, whilst forming part of an exclusive development is situated minutes from Aberdeen's thriving City centre with an excellent range of shopping and recreational amenities close by including the open spaces at Victoria and Westburn park and specialist shops in Rosemount. An excellent public transport system provides easy access to most parts of the City.

the accommodation comprises

entrance: The tall, handsome entrance opens onto the main hallway which in turn leads to an impressive, formal central space adorned with a 20m high glazed atrium, served by a glass walled lift and main staircase. The glazed atrium captures and draws the light into the upper walkways. This important historical space is further enhanced with bespoke lighting.

hallway: Impressive entrance hall with double height ceilings; storage cupboard also houses the washer/dryer.

living area: 20’5x12’2 (6.2mx3.7m) The fabulous living area also has a double height ceiling and features dual aspect full height windows.

kitchen: 10’2x10’ (3.9mx3m) Luxury kitchen fitted with a comprehensive range of high gloss cabinets linked by quality work surfaces and integrated appliances which include: tall stacking fridge/freezer, dishwasher, microwave, oven, induction hob, extract canopy, stainless steel sink and drainer with chrome mixer fitting.

bedroom 1: 12’8x10’10 (3.85mx3.3m) Bright and airy double bedroom with a pleasant outlook. Generous fitted wardrobes with hanging rails, shelving and shoe racks.

bathroom: 11’10x7’3 (3.3mx2.2m) Bespoke, contemporary bathroom with white sanitary ware and chrome fittings.

upper floor:

bedroom 2: 11’8x11’ (3.55mx3.34m) Well appointed double bedroom. Generous fitted wardrobes with hanging rails, shelving and shoe racks.

en suite: Bespoke, contemporary en suite with white sanitary ware and chrome fittings.

bedroom 3: 12’9x10’10m (3.87mx3.3m) The third double bedroom enjoys a side aspect. Generous fitted wardrobes with hanging rails, shelving and shoe racks.

en suite: Bespoke, contemporary en suite with white sanitary ware and chrome fittings.

outside: In addition there are 2 large granite clad secure bike stores for 70 cycles.

parking: Within the private car parking area there are 2 dedicated car parking spaces.

View this property here

https://www.aspc.co.uk/search/property/325470/Apartment-44-Gordondale-House--Gordondale-Road/Aberdeen/

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