

2 Corunna Place,
 Bridge Of Don, Aberdeen, AB23 8DA

Price Over
£150,000

Under offer

 **2**  **1**  **1**   **66 m²** EPC **C** Council Tax Band **D**



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Features

Description

We are pleased to offer for sale this spacious **Two Bedroomed Ground Floor Apartment** which forms part of a listed granite building within the Bridge of Don Military Barracks. Situated in a peaceful and tranquil location, the property benefits from gas central heating and single glazing. The accommodation comprises of a security entry system, well maintained communal hallway, bright and airy lounge, kitchen, two double bedrooms and a bathroom. Outside there are well kept grounds which are maintained under a factoring contract. There is a residents' car park with an exclusive car parking space and there is also visitors' parking. All light fitments, floor coverings, plumbed in automatic washing machine, free standing fridge freezer and wall mounted television are included in the sale price. All items of furniture are available to purchase by separate negotiation.

Early viewing of this well maintained apartment is highly recommended.

Location Corunna Place is located within the former Bridge of Don Barracks which has been attractively redeveloped enjoying a particularly quiet, open aspect. The Bridge of Don is a popular residential area lying to the north of the city and within easy walking distance of Aberdeen beach. It offers a wide range of facilities including Asda and Tesco Superstores, local shops and Primary and Secondary Schools. Recreational amenities include 18 hole golf courses at Royal Aberdeen and Murcar and fishing on the River Don. It is conveniently located for Aberdeen Airport as well as the Industrial Estates at both Bridge of Don and Dyce.

Directions

Travel over the Bridge of Don and continue heading towards the Exhibition Centre. At the first roundabout turn right and head back down Ellon Road. Take first left into Corunna Road. Follow the road round and Corunna Place is located ahead on the left.



Accommodation comprises

Communal Hall: The communal hallway is entered through a security entry door and is very well maintained. There is ample lighting and a stairway leads to the upper floor properties.

Entrance hallway: Accessed from the well maintained communal hall, this entrance hallway is laid with wooden laminated flooring and provides access to all accommodation. Two spacious cupboards, one of which houses the wall mounted boiler provide excellent storage facilities. Wall mounted hand set for the security entry system. Discrete down lighting.

Lounge: 4.32m x 4.13m (14'2" x 13'6") approx. A large double glazed window with deep display sill provides excellent natural light into this bright and airy room. Wall mounted television is included in the sale price. Wooden laminated flooring. Curtains. Roller blind. There is ample room for a dining suite.

Kitchen: 3.76m x 1.74m (12'3" x 5'8") approx. An attractive kitchen featuring ample wall mounted and base units with under unit lighting. Roll top work surfaces and tiled splash back. Stainless steel sink and drainer with chrome mixer tap. Integral electric oven with gas hob and chimney style extractor

hood above. Plumbed in automatic washing machine and free standing fridge freezer are included in the sale price. Ceramic tiled flooring.

Bedroom 1: 2.84m x 4.28m (9'3" x 14'11") approx. A bright and airy room located to the rear of the property. A large built in double wardrobe provides excellent hanging and shelved storage. Television point. Wooden laminated flooring. Curtains. Roller blind.

Bedroom 2: 4.24m x 2.30m (13'11" x 7'6") approx. A further spacious double bedroom located to the rear of the property. There is ample room for free standing furniture. Wooden laminated flooring. Curtains. Roller blind.

Bathroom: 1.99m x 1.71: (6'6" x 5'7") approx. A well proportioned bathroom featuring a white three piece suite comprising of W.C., wash hand sink with pedestal and bath with mains shower over. Shower screen. Extractor fan. Ceramic tiled flooring. Bathroom fittings are to remain.

(Outside)

Outside the property is located within well kept grounds which are maintained under a factoring contract. There is a residents' car park and an exclusive parking space.

View this property here

<https://www.aspc.co.uk/search/property/349381/2-Corunna-Place/Aberdeen/>

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