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LAW PRACTICE

395j Great Western Road, Aberdeen AB10 6NY

£235,000 offers over

Property summary

We are delighted to offer for sale this stunning **two bedroom executive top floor apartment** forming part of a modern Development within the popular West End of the City. The Apartment forms part of the original granite townhouse which has been thoughtfully and imaginatively converted to combine the classic external appearance of a traditional granite building with the benefits of a modern layout and specification. The property is in first class order throughout, fully double glazed with gas fired central heating. The décor is smart and modern and complemented by the oak doors and choice of floor coverings - a mix of Amtico flooring and neutral carpeting.

The accommodation comprises Entrance Vestibule, good sized Reception Hallway providing access to all rooms, bright and spacious Kitchen/Livingroom/Dining Area with rear facing windows, ample space for relaxing/entertaining and fitted with a range of quality fixtures and appliances, Master Bedroom with En-Suite Shower Room, good sized Double Bedroom with rear facing windows and direct access to the Bathroom with 3 piece suite and overbath shower. All room sizes are generous. Both Double Bedrooms have built-in wardrobes. The rear facing rooms and Hallway enjoy open southerly views over the City. The Apartment Block is well maintained with carpeted internal hallways and stair lighting. Access to the Building is monitored by an entry system. There are two allocated car parking spaces in the car park situated to the rear of the Building. All quality fitted floor coverings, curtains and blinds and kitchen appliances (where listed) are included in the sale.

Location The property is located on Great Western Road close to its junction with Granville Place and thus allows easy access to all parts of the City via the nearby ring-road. The area is an exceptionally desirably residential part of the City and is well served by nursery, primary and secondary educational facilities, delicatessens, restaurants and hotels. The property is within easy walking distance of the City Centre, good local shops at Mannofield, a regular bus service on Great Western Road and Mannofield Church.

(Other Information)

A Factor has been appointed to co-ordinate the upkeep of the car park, garden areas and communal stairwells. The monthly charge is approximately £90.

Travelling west on Union Street exit left onto Holburn Street. Continue to the traffic lights and turn right onto Great Western Road. Number 395 is located some distance along on the left hand side. To reach the car park, turn left off Great Western Road down Granville Place. Take the first left and the car park is a short way along on the left hand side.

Full details

Type: Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking

Council Tax Band: E

Communal Entrance: The main building entrance, hallway and stairs are tastefully decorated and well maintained.

Entrance Vestibule: Solid oak exterior door with security spyhole. Carpeted stairs with handrail to Upper Landing. Ceiling downlighter. Radiator.

Hallway: A good sized Reception Hallway with 5 windows providing considerable natural light and stunning open southerly views over the City. Amtico flooring. Twin radiators. Meter cupboard. Ceiling light. Security entry telephone. Twin wall lights.

Lounge/Kitchen/Dining Area: The Lounge/Kitchen/Dining Area are on open plan providing a bright and spacious “livingarea” ideal for the modern family. Amtico flooring runs through all areas.

Lounge/Dining Area: 5.68m x 4.69m (18’8" x 15’5") approx. Three rear facing windows provide open southerly views over the City. Wooden venetian blinds. Part glazed oak door to Hallway. Ample space for dining table and chairs. Twin ceiling lights. Twin radiators. Ample power points. TV aerial and telephone points.

Kitchen: 3.60m x 3.14m (11’10 x 10’4) approx. The kitchen is fitted with a range of quality base and wall mounted units with co-ordinating worktops. Two velux windows provide natural light. Franke 1½ bowl sink and drainer with mixer tap. Neff induction hob with extractor hood above. Integrated Neff microwave and oven. Integrated Neff fridge, freezer and dishwasher. Neff washer dryer. Baumatic wine cooler. Central heating boiler concealed in wall mounted unit. Central heating thermostat. Ceiling downlighters with complimentary unit lighting and wall lights. Ample power points. Extractor fan.

Master Bedroom with En-Suite Shower Room: 4.87m x 3.50m (16’ x 11’6") approx. The Master Bedroom with En-Suite Shower Room. Front facing windows providing open northerly views over the City rooftops. Full length curtains and tie-backs. Built-in wardrobes with hanging rail and shelving. Two further built-in wardrobes. Radiator. Ceiling downlighters. Ample power points. TV aerial and telephone points.

En-Suite Shower Room: 2.74m x 1.82m (9’ x 6’) approx. Large aqua-panelled walk-in shower enclosure with dual-head shower. White Laufman wash-hand basin and WC. Concealed cistern. Wash-hand basin recessed in vanity unit with storage drawer. Amtico flooring. Velux roof light. Ladder style heated towel rail. Shaver point. Ceiling light. Extractor fan. Vanity mirror with integral lighting. Usual fitments.

Double Bedroom 2: 4.01m x 2.97m (13’2" x 9’9") approx. A good sized Bedroom with window (in 3 sections) providing open southerly views over the City. Window dressing and tie-back pins.

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Fitted carpet. Large built-in wardrobe with hanging rail and shelving. Door to Bathroom. Radiator. Ample power points. TV aerial and telephone point. Ceiling downlighters.

Bathroom: 2.81m x 1.57m (9’3" x 5’2") approx. Centrally located and fitted with a white 3 piece Laufman suite. Shower attachment over bath with full aqua panelling and shower screen. Concealed cistern. Wash-hand basin recessed in vanity unit with storage drawer. Vanity wall mirror with integral lighting. Shaver point. Extractor fan. Ceiling lights. Wall light. Ladder style heated towel rail. Sun pipe providing natural light. Doors to Hallway and Double Bedroom 2.

(Outside)

The Apartment Block sits in mature landscaped grounds. Two allocated car parking spaces in car park adjacent to front door of Apartment Block. Ample visitor parking. Access pathway from the front leading to the rear car park. Attractive shared courtyard with drying area. Concealed bin store. Secure bike shed.

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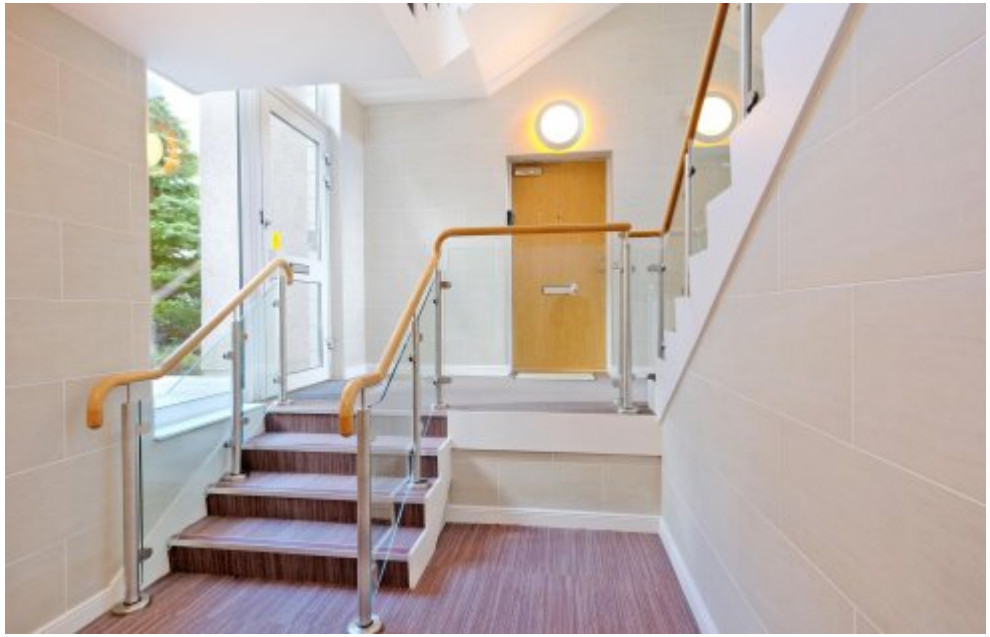

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Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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- Plain speaking
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Get in touch

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