



**grantsmith**  
LAW PRACTICE

54 Claremont Gardens, Aberdeen AB10 6RG  
£125,000 offers over

## Property summary

We are delighted to offer for sale this bright and spacious **executive two bedroom ground floor apartment** forming part of a modern Malcolm Allan Development and ideally situated for the City Centre. The property is in good decorative order, fully double glazed with gas fired central heating.

The accommodation comprises Entrance Vestibule, Hallway providing access to all rooms, well proportioned Lounge with 2 front facing windows, two good sized Double Bedrooms with windows overlooking the shared rear gardens, well appointed Kitchen with modern units and appliances and central Bathroom with 3 piece suite and over-bath shower. All room sizes are generous. The property also boasts excellent storage accommodation with three large built-in cupboards in the Entrance Vestibule and Hallway and built-in wardrobes/bedroom furniture in both Double Bedrooms.

The Apartment Block is well maintained with carpeted hallways and stair-lighting. Entry to the building is monitored by a security entry system. The Factor has informally allocated a car parking space for the property in the Car Park at the rear of the Development.

**Location** Claremont Gardens is a small development of privately owned properties set in mature, landscaped grounds. The location allows easy access to all parts of the City, particularly the oil related offices to the south side of the City. The property is within easy walking distance of the City Centre. Public transport is also available on Great Western Road.

### (Other Information)

A Factor has been appointed to co-ordinate the upkeep of the grounds and the communal facilities.

All quality fitted floor coverings, curtains and blinds and some kitchen appliances (where listed) are included in the sale.

Claremont Gardens sits on Great Western Road at its junction with Claremont Street. There is pedestrian access to the Development from Great Western Road. Pedestrian and vehicular access to the rear of the Development is off Claremont Street, just round the corner from Great Western Road.

### Full details

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**Type:** Flat

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**Availability:** Under Offer

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Off Road Parking

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**Outside Space:** Shared Garden

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**Entrance Vestibule:** Spacious entrance vestibule with inner door to Hallway. Laminate flooring. Large walk-in storage cupboard with shelving. Hardwood front door with security spy-hole. Ceiling light.

**Reception Hallway:** A generous reception hallway which instantly conveys a feeling of spaciousness within the property. All rooms lead off the Hallway. Laminate flooring matching Entrance Vestibule. Large built-in storage cupboard. Further large built-in storage cupboard with shelving (also housing the consumer unit and gas meter). Central heating thermostat. Ceiling light. Ample power points. Security entry telephone. Radiator.

**Lounge:** 4.90m x 4.62 (16'1" x 15'2") approx. A bright and well proportioned "livingroom" with 2 large windows overlooking Great Western Road. Full length curtains. Laminate flooring. Ample space for dining table and chairs. Radiator. Ample power points. TV aerial. Multi-pane glazed door to Hallway. Ceiling light.

**Kitchen:** 3.75m x 2.59m (12'4" x 8'6") approx. A spacious kitchen fitted with a range of modern base and eye level storage units with High Gloss cabinets, chrome handles and wood effect worktops. Ceramic tiling behind worktops. Large window (in 2 sections) overlooking the shared rear garden areas with roller blind. Vinyl floor covering. Stainless steel sink and drainer with mixer tap. Hotpoint hob with extractor hood above and electric oven below. Beko washing machine. Logik slimline dishwasher. Hotpoint upright fridge/freezer. Radiator. Ceiling light. Small breakfast bar area with 2 stools. Ample power points. Large storage cupboard (with shelving and housing the central heating boiler).

**Double Bedroom 1:** 3.96m x 2.31m (13' x 7'7") approx. Window overlooking the rear shared garden areas with roman blind. Fitted carpet. Built-in wardrobe with hanging rail and shelf. Radiator. Ceiling light. Ample power points. Telephone point.

**Double Bedroom 2:** 3.70m x 2.71m (12'2" x 8'11") approx. Another good sized double bedroom. With window overlooking the rear shared garden areas with roman blind. Fitted carpet. With ample space for freestanding furniture. Radiator. Ceiling light. Ample power points.

**Bathroom:** Centrally located and fitted with white 3 piece suite with Mira Miniduo shower over-bath with full splashback tiling in shower area. Opaque window with roller blind. Wash-hand basin recessed in vanity unit with storage below. Shower screen. White WC and wash-hand basin. Vinyl flooring. Radiator. Ceiling light. Vanity wall mirror. Usual fittings.

#### **(Outside)**

The Apartment Block sits in mature landscaped grounds. The Factor has informally allocated a car parking space for the property in the Car Park at the rear of the Development. Shared drying

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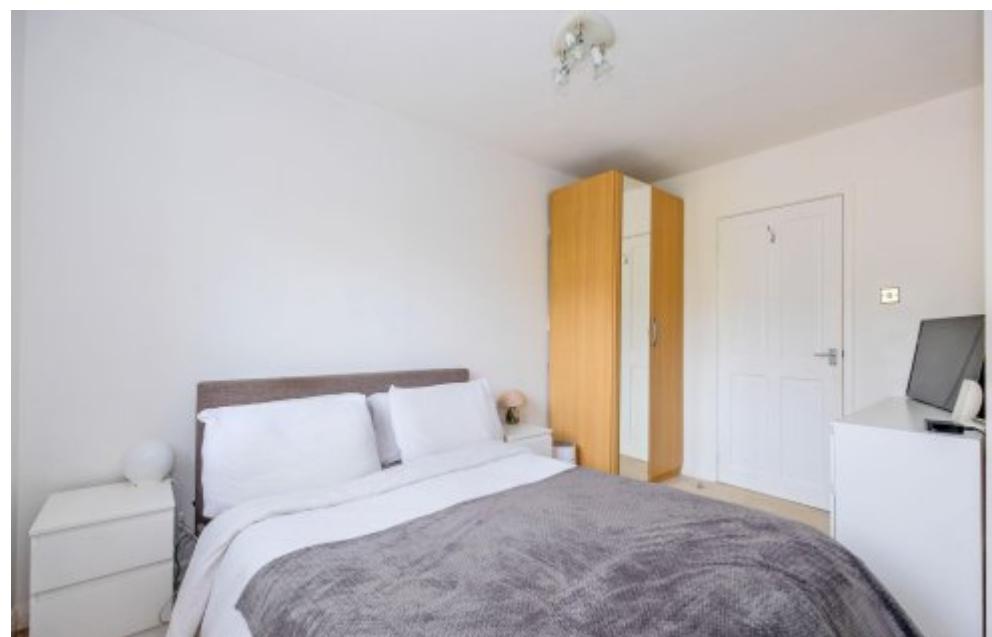
**Parking:** Off Road Parking

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