



Flat 25 Millbank View, Grandholm Crescent, Bridge of Don,  
Aberdeen  
£124,995 offers over

Virtual Furniture

## Property summary

We are delighted to offer for sale this spacious and well presented **two bedroom executive second floor apartment** forming part of a modern, purpose-built Apartment Block within the highly desirable Grandholm Village. The property has been completed to a high standard by the original builders, Cala, and is in first class order throughout, fully double glazed with gas fired central heating. The décor is smart and modern in keeping with the design build and complimented by the oak flooring and solid beech internal doors.

The accommodation comprises Vestibule, Hallway providing access to all rooms, bright and spacious Lounge/ Kitchen on open-plan with feature dual aspect floor-to-ceiling windows overlooking the Mill Lade, quality kitchen fittings and appliances and ample space for dining and relaxing, principal Bedroom with En-Suite Shower Room, further good sized Double Bedroom and central Bathroom with 3 piece white suite. All room sizes are generous. The property boasts good storage accommodation with 2 built-in hall cupboards, a storage loft and built-in wardrobes in both double bedrooms. The Apartment Block is well maintained with carpeted internal hallways and stair lighting. Access to the Building is monitored by a security entry system. The Development is factored, ensuring well presented communal areas and grounds and there is ample resident and visitor parking in the private car park situated to the main door of the Apartment Block.

**Location** Grandholm Village is a unique development comprising a mix of similar prestigious properties, villas and converted listed mill buildings set by the banks of the River Don and enclosed by a nature reserve and river side walks. Grandholm Village can be accessed from the Bridge of Don. A feature worthy of mention is that all properties within Grandholm Village enjoy the private use of Grandholm Bridge (with remote control-operated barrier) whilst the newly opened Diamond Bridge allows easy access to Aberdeen University Campus at Old Aberdeen, the City Centre and Aberdeen Royal Infirmary Campus at Foresterhill. Nearby Bridge of Don offers good schooling facilities, a supermarkets and retail outlets as well as social and recreational facilities. Good public transport facilities are available close by.

## Full details

**Communal Entrance:** The main Building, Entrance Hallways and stairs are tastefully decorated and well maintained.

**Vestibule:** 2.28m x 1.44m (7'6" x 4'9") approx. Exterior door with security spyhole and security chain. Large shelved storage cupboard. Further storage cupboard housing the boiler, gas meter and consumer unit. Ceiling cornice. Ceiling light. Oak flooring. Door to Hallway.

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**Type:** Apartment

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 2

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**Reception Rooms:** 1

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**Parking:** Off Road Parking

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**Council Tax Band:** D

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**Hallway:** A good sized Reception Hallway providing access to all rooms. Ceiling cornice. Oak flooring. Security entry telephone. Ceiling light. Ample power points. Central heating timer. Access hatch to loftspace. Radiator.

**Lounge/Kitchen:** 7.01m x 4.11m (23'0" x 13'6") approx. An exceptionally bright and spacious "living/dining room" with feature dual aspect floor to ceiling windows overlooking the Mill Lade. Full length curtains. Oak flooring. Ceiling cornice. Twin radiators. Twin ceiling lights. Ample power points. Telephone point. TV aerial point.

**Kitchen:** The kitchen area is fully fitted with a range of contemporary beech base and eye level storage units with chrome handles and contrasting work surfaces including a breakfast bar. Ceramic tiles behind worktops. Stainless steel sink and drainer with mixer tap. Gas hob with Bosch electric oven below and stainless steel chimney style extractor hood above. Integrated Neff fridge and freezer. Blomberg washing machine. Ample power points. Complimentary unit lighting. Multi-pane glazed door to Hallway.

**Double Bedroom 1:** 3.55m x 3.22m (11'8" x 10'7") approx. The principal bedroom with En-Suite Shower Room. Window overlooking the rear courtyard. Oak flooring. Radiator. Ample power points. Ceiling light. Built-in wardrobes with hanging rail and shelving. TV aerial point. Door to En-Suite Shower Room.

**En-Suite Shower Room:** Opaque glass window to rear. Large aqua panelled shower enclosure with mains shower. White wc and wash-hand basin. Wash-hand basin recessed in vanity unit with storage cupboards in lower section and concealing the cistern. Ceramic tiling to dado height. Radiator. Ceiling light. Extractor fan. Shaver point. Vinyl flooring.

**Double Bedroom 2:** 3.42m x 3.22m (11'3" x 10'7") approx. Another good sized Double Bedroom with front facing window overlooking the Mill Lade. Curtains and tie-backs. Oak flooring. Built-in wardrobes with hanging rail and shelving. Ample power points. Ceiling light. Radiator.

**Bathroom:** 2.46m x 1.70m (8'1" x 5'7") approx. Fitted with a white 3 piece suite. Wash-hand basin recessed in vanity unit with storage cupboards in lower section and concealing the cistern. Vinyl floor covering. Tiling to dado height. Radiator. Vanity mirror. Ceiling light. Extractor fan. Shaver point.

### **(Outside)**

The Apartment Block sits in mature landscaped grounds. There is ample resident and visitor car parking in the car park situated close to the main door of the Apartment Block. Communal bin store and bike store.

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### **(Other Information)**

A Factor has been appointed to co-ordinate the upkeep of the Apartment Block and also the landscaped grounds. All fitted floor coverings, curtains and most kitchen appliances (where listed) are included in the sale.

The property can be accessed via Diamond Bridge route from either the Parkway or St Machar Drive. At the bridge turn left/right into Grandholm Drive and then left into Grandholm Crescent. Take the second exit on the right signposted Crombie House and Millbank View. The property is located in the Building to the back right of the car park.

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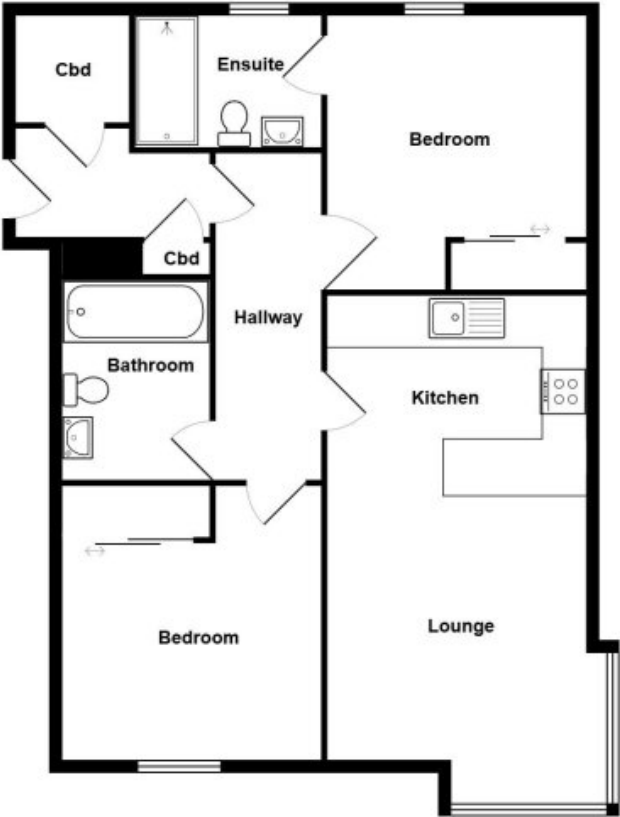








24 Millbank View



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