



15 Thorngrove House 500 Great Western Road, Aberdeen AB10 6PF

Offers Over £185,000

LOVELY TWO BEDROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO THE GARDEN GROUNDS, IN A DESIREABLE OVER 60'S DEVELOPMENT IN THE WEST END

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this WELL PRESENTED AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT, part of the sought after over 60's development at Thorngrove House, in the heart of the West End. Decorated in neutral tones throughout, and benefiting from central heating, double glazing, this is a super property which has the added benefit of French doors leading to the peaceful and well maintained communal courtyard and gardens to the rear. Set back off the main road with a sweeping driveway, Thorngrove House offers the chance of independent living in beautiful surroundings, with the added peace of mind of a Duty House Manager during office hours, and 24 hour emergency Careline. The accommodation within the apartment comprises: Entrance Hall with excellent storage; light and airy Lounge/Dining Room with French doors to gardens; Kitchen; two generous Double Bedrooms; and Shower Room. The apartment is ideally located, with very quick and easy access to the main entrance/exit, communal Lounge and meeting area, Laundry and Manager's Office. There is also a Residents' Lounge, in which a number of events are held, Library and lift access to all floors as well as a communal Laundry room and Guest Bedroom. The grounds and communal areas are maintained under a factoring agreement which includes buildings insurance.

Thorngrove House lies within beautifully landscaped, well maintained grounds which provide a very peaceful environment, but with the advantage of the local amenities of Mannofield nearby including a chemist, small supermarkets, both with ATM's, cafés, and church. Airyhall public library is also close by. Great Western Road is situated in the west end of Aberdeen, easily accessible from the Aberdeen ring road, and is served by a regular bus service to and from the City Centre and Deeside.

RESIDENCY TERMS

Occupancy of each dwelling is restricted to two private individuals, and in the case of single occupancy the dwelling must be occupied by a private individual who is at least 60 years old. In the case of joint or multiple occupancy of any dwelling, at least one occupant shall have obtained the age of 60 years and there shall be no occupant below the age of 55 years old. In the circumstances where any dwelling is in joint or multiple occupancy and the occupant who was over 60 years has died, any other existing occupant over 55 years of age shall be entitled to continue occupation.

There is a requirement for the factors to be satisfied that the new purchaser meets the terms and conditions and in this respect, a self certification and undertaking form requires to be completed by the purchaser and their GP confirming their current health and such forms need to be forwarded to the factors to give formal consent before the purchaser can proceed.

ENTRANCE HALL



Welcoming Entrance Hall, neutrally decorated with complementing carpet. Two ceiling light fittings and storage heater. Two large cupboards allow excellent storage one of which contains the boiler and acts as an airing cupboard. Emergency careline handset.

LOUNGE/DINING ROOM 27' 0" X 11' 3" (8.23M X 3.43M)



This extensive room is again decorated in neutral tones with complementing flooring, and benefits from natural light via the French doors to the rear, which open onto a secluded, private patio area and provide access to the landscaped courtyard garden and seating area. There is a feature fireplace with electric fire, three ceiling light fittings, telephone point, television point and pull chord. There is ample space for dining and relaxing. Glazed double doors provide access to the Kitchen.

KITCHEN 7' 6" X 6' 8" (2.29M X 2.03M)



Fitted with a range of wall and base units with complementing work surfaces, and inset sink and drainer below window to rear with a wonderful outlook to the garden. Integrated oven and hob, and space for fridge/freezer. Plumbing in place for dishwasher. Ceiling light fitting and pull chord.

BEDROOM 1 16' 0" X 9' 2" (4.88M X 2.79M)



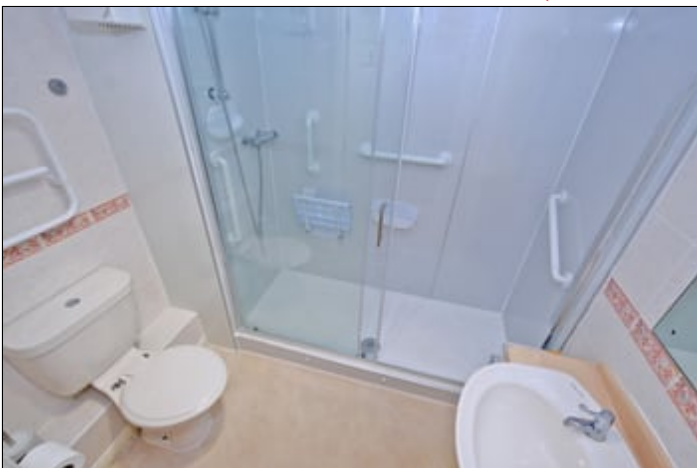
Sizeable Double Bedroom with ample space for a range of free standing furniture. A window to the rear overlooks the garden grounds. Ceiling light fitting and wall mounted electric heater. Pull chord.

BEDROOM 2 16' 0" X 11' 1" (4.88M X 3.38M)



Second generous Double Bedroom, again with a rear facing aspect and benefiting from double built-in wardrobes allowing excellent shelf and hanging storage, with bi-fold mirrored doors. Ceiling light fitting, pull chord, storage heater and television point.

SHOWER ROOM 6' 8" X 5' 6" (2.03M X 1.68M)



Partially tiled and partially aqua panelled, the Shower Room is fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and large shower. Extractor fan and wall mounted heater. Shaver point. Ceiling light fitting.

COMMUNAL AREAS



A range of activities take place within the generous residents' lounge. The house manager's office is located on the ground floor, along with the well equipped laundry room. The guest suite incorporates twin beds and en suite shower room, fridge, coffee and tea making facilities. There are beautiful landscaped grounds surrounding the property for residents to enjoy, and ample parking spaces.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Shower Room.

COUNCIL TAX BAND - E

EPC BANDING - D



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