



79 Grandholm Crescent, Bridge of Don, Aberdeen AB22 8AY

Offers over £279,500

FOUR BEDROOM END TERRACED TOWNHOUSE ON 3 FLOORS IN A POPULAR AND WELL ESTABLISHED MODERN DEVELOPMENT, WITH BALCONY AND UNDERCOVER PARKING

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this superb four bedroom townhouse on three floors. Situated in the ever popular Grandholm Village, the property was constructed to the highest of standards by Cala Homes. Benefitting from gas central heating, security alarm system and full double glazing, the accommodation comprises, on the ground floor: Entrance Hall; Study; Bedroom 4; WC; Utility room and Integral Garage. The generous Lounge/Dining Room with large balcony off; Sitting Room and Dining Kitchen are on the first floor; with Master Bedroom and En-Suite Shower Room; two further Bedrooms; and Bathroom completing the accommodation on the second floor. There is undercover parking for two cars Integral Single Garage. Residents of this development have a right to fish the Don, and have fobs to allow access over the Grandholm Bridge.

Location Grandholm Village lies to the north of the City, on the former site of the Grandholm Textile Mill overlooking the banks of the River Don, easily reached using the recently completed 'third Don crossing' the Diamond Bridge. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. A wide range of hotels/pubs and shops are available locally and there are beautiful riverside walks on the doorstep, leading into Seaton Park and towards the Donmouth Estuary, with a wide range of wildlife including otters, herons, seals and deer. Danestone is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

ENTRANCE HALL



Welcoming Entrance Hall laid with wooden flooring and benefitting from deep storage cupboard housing utility meters and coat hooks. Inset downlighters and two central heating radiators. Smoke alarm. Door to Integral Garage. Wooden staircase leads to the upper floors, with window to side.

STUDY 8' 5" X 6' 0" (2.57M X 1.83M)

Study/fifth Bedroom located on the ground floor, with window to front. Inset downlighters, central heating radiator and telephone point.

BEDROOM 4 11' 4" X 10' 9" (3.45M X 3.28M)



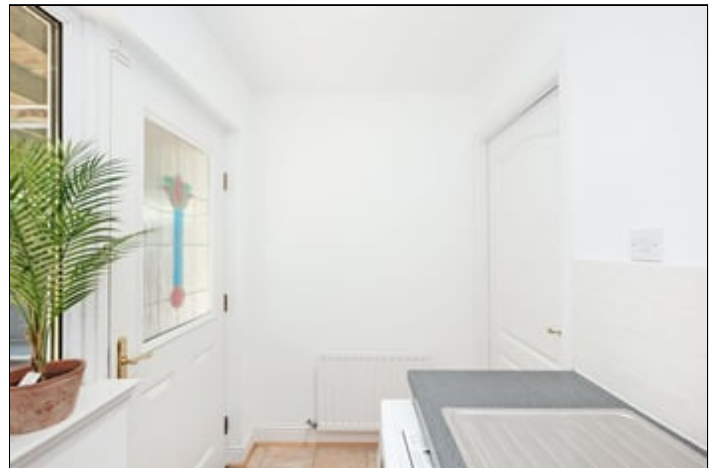
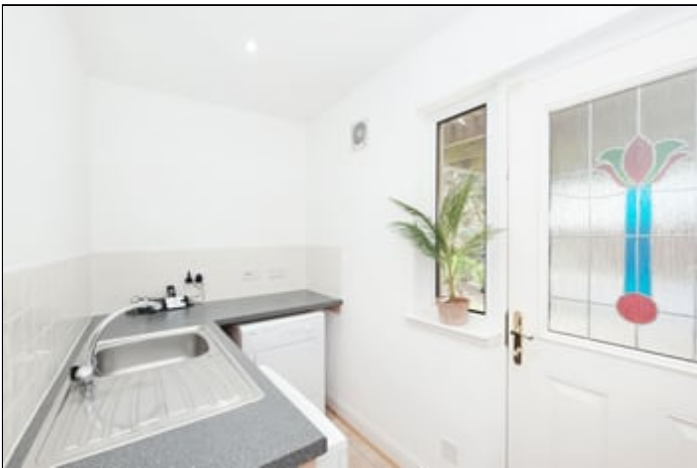
Generous Double Bedroom with window to the front, and laid with wooden flooring. Inset downlighters and central heating radiator. Television and telephone points.

WC 5' 3" X 5' 2" (1.60M X 1.57M)



Partially tiled and fitted with a two piece suite comprising wash hand basin in vanity and toilet pedestal. Inset downlighters and central heating radiator. Extractor fan.

UTILITY ROOM 9' 4" X 5' 2" (2.84M X 1.57M)



Situated to the rear of the property, with a part glazed door allowing access to the car port. Fitted with some base units and inset sink and drainer. Space for washing machine and tumble drier. Inset downlighters, central heating radiator and extractor fan.

INTEGRAL GARAGE 18' 6" X 12' 0" (5.64M X 3.66M)

The garage is a great size and allows excellent storage as well as ample room for a car. There is power, light, and water, with an up and over door to the front and integral access from the Hallway.

UPPER FLOOR

Wooden stairs lead from the Entrance Hall to the first floor landing. Inset downlighters, central heating radiator and smoke alarm. Further wooden staircase to the top floor.

LOUNGE/DINING ROOM 21' 7" X 13' 5" (6.58M X 4.09M)



This light and airy room benefits from sliding glazed doors and additional window to the rear. The doors lead to the decked large balcony (21' 0" x 16' 0" (6.40m x 4.88m) which is ideal for enjoying the warmer weather, with ample room for garden furniture. There is space for formal dining table and chairs. Two central heating radiators, inset downlighters and telephone point.

DINING KITCHEN 16' 7" X 10' 2" (5.05M X 3.10M)



The spacious Kitchen is fitted with a quality range of modern wall and base units (with underunit lighting) with complementing work surfaces and splashback. Inset sink and drainer below window to front. The integrated appliances include fridge/freezer, dishwasher, double oven, gas hob and extractor hood over. There is space for informal dining. Inset downlighters and central heating radiator.

SITTING ROOM 14' 2" X 11' 3" (4.32M X 3.43M)



Another light and airy room benefiting from feature floor to ceiling corner windows, flooding the room with natural light. Inset downlighters and wooden flooring, Central heating radiator.

TOP FLOOR

Wooden stairs lead from the upper floor to the top floor. There is a hatch for the Loft space, and cupboard housing the boiler. Inset downlighters and window to side allowing natural light over the stairs.

MASTER BEDROOM 19' 4" X 10' 5" (5.89M X 3.17M)



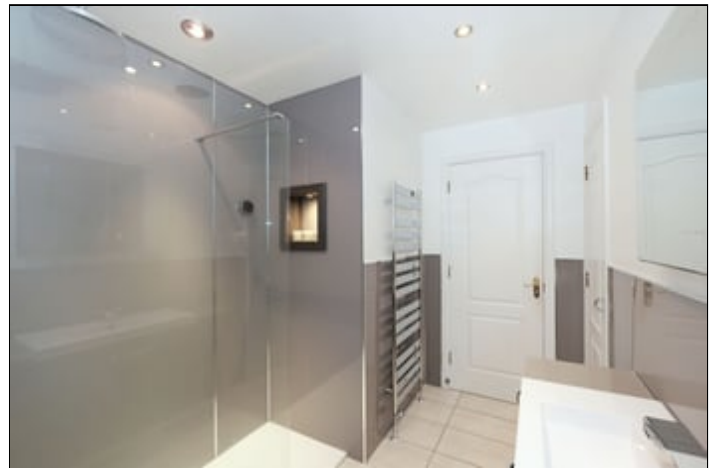
Most generous Master Bedroom, decorated in neutral tones with super bay window to the rear and additional rear window, flooding the room with natural light. Built in wardrobes allowing hanging and shelf storage. Inset downlighters and two central heating radiators. Door to En-Suite.

EN-SUITE SHOWER ROOM 7' 6" X 5' 5" (2.29M X 1.65M)



Partially tiled and fitted with a white three piece suite comprising wash hand basin and toilet pedestal in vanity, and walk in shower cabinet. Inset downlighters, central heating radiator, shaver point and extractor fan.

SHOWER ROOM 10' 5" X 6' 7" (3.17M X 2.01M)



Attractive Shower Room, fitted with a modern three piece suite comprising wash hand basin in vanity unit, toilet pedestal and large walk in shower. Inset downlighters, extractor fan and chrome ladder style radiator. Underfloor heating. Shelved airing cupboard. Wall mounted LED mirror.

BEDROOM 2 10' 6" X 8' 7" (3.20M X 2.62M)



Second Bedroom with window to front, benefiting from built-in wardrobe allowing both hanging and shelf storage. Inset downlighters, central heating radiator and television point.

BEDROOM 3 12' 0" X 11' 5" (3.66M X 3.48M)



Spacious Double Bedroom flooded with natural light from the corner floor to ceiling windows. Inset downlighters, central heating radiator and television point.

EXTERNAL



The property has two under cover car parking spaces underneath the balcony. There is an area of garden ground and shared access driveway to the car port.

EXTRAS



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

COUNCIL TAX BAND - F

EPC BANDING - C



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