



74 Gordondale Road, Gordondale House, Aberdeen
AB15 5LZ

Offers over £298,000

EXECUTIVE TWO BEDROOM SECOND FLOOR APARTMENT ON SPLIT LEVEL WITH
SOUTH FACING BALCONY ALLOWING EXTENSIVE VIEWS OVER THE CITY AND
BEYOND

Stronachs

74 Gordondale Road, Gordondale House, Aberdeen AB15 5LZ

Offers over £298,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this superb two bedroom executive apartment forming part of the former Mile End Primary School, an architecturally distinguished granite category C listed building which has been sympathetically redeveloped with modern living in mind. The main pedestrian entrance from Gordondale Road leads to a secure west facing private garden for the exclusive use of all residents. Completed to an exceptionally high standard the property provides a stunning and versatile home with panoramic views over the City, enhanced by the private balcony. Benefitting from gas central heating and security entry system, with the allocated appeal of two allocated parking spaces, the accommodation comprises, welcoming Entrance Hall with Study Area; WC; Kitchen/Lounge on split level open plan with exclusive balcony; Master Bedroom with En-Suite Bathroom and second Double Bedroom with En-Suite Shower Room. The communal areas are light and airy, with atrium and glass walled lift.

Location The property is situated minutes from Aberdeen's thriving City centre with an excellent range of shopping and recreational amenities close by including the open spaces at Victoria and Westburn parks and specialist shops in Rosemount. An excellent public transport system provides easy access to most parts of the City.

ENTRANCE HALL



Welcoming Entrance Hall, with carpeted stairs to upper and lower Bedrooms and generous Study Area. Inset downlighters, cupboard, telephone point, central heating radiator and video entry system.

WC 7' 3" X 4' 0" (2.21M X 1.22M)



Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with shaver point, inset recessed lighting, chrome ladder style radiator, and hatch to exclusive Loft space.

KITCHEN/LOUNGE 27' 0" X 14' 9" (8.23M X 4.50M)



On open plan with the Lounge, the Kitchen is fitted with a contemporary range of modern wall and base units with complementing work surfaces, glass splashback and laser cut sink. The integrated appliances include fridge/freezer, washer/dryer, dishwasher, microwave and oven with low level induction hob and concealed extractor. Inset downlighters.

LOUNGE



On open plan with the Kitchen, and laid with quality flooring, twin windows to the front allow natural light into the room highlighting the high ceilings and fresh neutral decor. Of added appeal and rare for this development, is the private SOUTH FACING BALCONY accessed from the Lounge, which benefits from the sun for the majority of the day, ideal for sitting and enjoying the warm weather and offering extensive views across city and beyond. There are also outside lights for the evening. There is ample room for dining table and chairs. Inset downlighters, two central heating radiators, and television point.

BEDROOM 1 14' 8" X 11' 5" (4.47M X 3.48M)



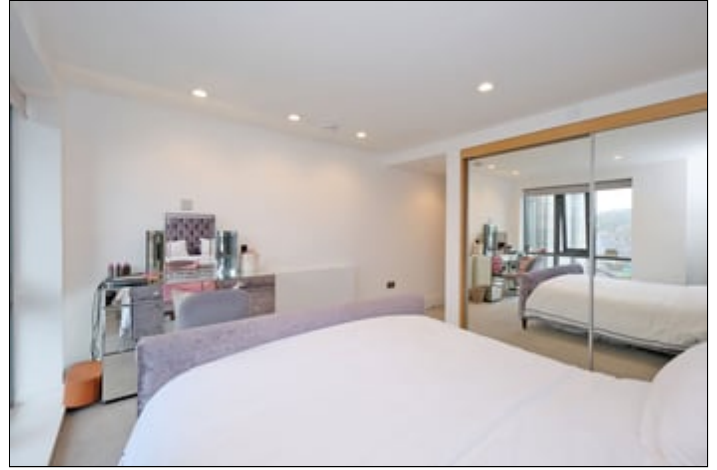
Accessed via carpeted staircase leading down from the Entrance Hall (with generous cupboard housing hot water system) , the Master Bedroom has high level windows which gain light from the Balcony, inset downlighters, smoke alarm and central heating radiator. Television and telephone points. Built-in wardrobes with mirrored sliding doors allow excellent hanging and shelf storage. Door to En-Suite Bathroom.

EN-SUITE BATHROOM 11' 0" X 6' 0" (3.35M X 1.83M)



Most spacious Bathroom fitted with a modern three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over and glass screen shower. Extractor fan. Inset downlighters and ladder style radiator. Recessed inset lighting above mirror. Shaver point.

BEDROOM 2 17' 0" X 12' 0" (5.18M X 3.66M)



Accessed via carpeted stairs leading up from the Hall to first floor landing. There is a second large Double Bedroom which currently houses a super king sized bed, benefitting from double built-in wardrobes, allowing excellent hanging and shelf storage, with mirrored sliding doors. Floor to ceiling windows bathe the room in natural light. Inset downlighters, television and telephone points.

SHOWER ROOM 7' 5" X 7' 0" (2.26M X 2.13M)



Fitted with a contemporary three-piece suite comprising wash hand basin in vanity unit, toilet pedestal and generous shower cabinet. Inset mirror with built-in lighting. Shaver point. Inset downlighters and ladder style radiator.

EXTERNAL



Formerly Mile End School, the building occupied a generous corner site, which is planted and laid to lawn in some areas, with resident parking. There is a shared binstore, and two allocated parking spaces. The communal areas internally and externally are maintained under a factoring agreement. There is a glass walled lift in central atrium.

EXTRAS

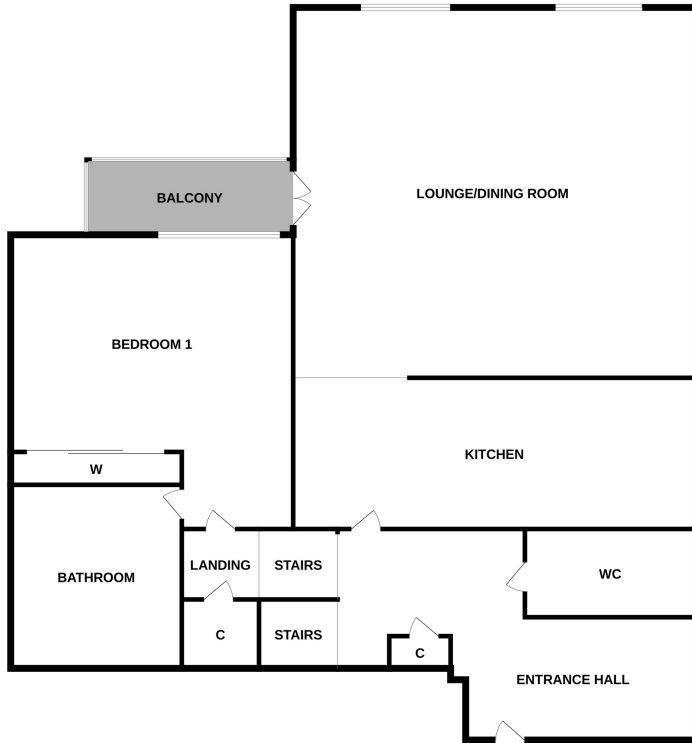
All carpets, curtains, blinds and light fittings are included in the sale together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom and En-Suite.

From the City centre travel to Queen's Cross roundabout and turn right onto Fountainhall Road. Continue to the junction with King's gate and turn left. Turn first right into Gordondale Road, the development is ahead on the right hand side.

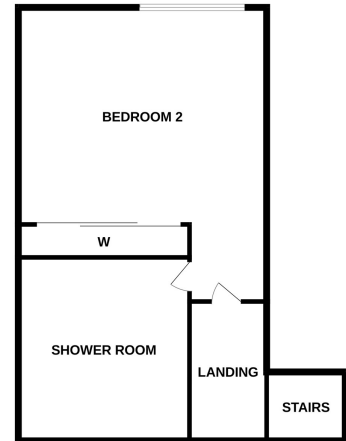
COUNCIL TAX BAND - F

EPC BANDING - B

74 GORDONDALE COURT



MEZZANINE LEVEL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs