



7 Persley Den Gardens, Bridge of Don, Aberdeen AB21 9GT

Offers over £154,950

IMMACULATE TWO BEDROOM GROUND FLOOR EXECUTIVE APARTMENT WITH
PARKING IN THE POPULAR SOUTHBANK DEVELOPMENT BY CALA

Stronachs

7 Persley Den Gardens, Bridge of Don, Aberdeen AB21 9GT

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this TWO BEDROOM EXECUTIVE APARTMENT, situated in the desirable Southbank by Cala development. Finished to the highest of standards both internally and externally, this beautiful property is light and airy throughout, with security entry system, gas central heating and full double glazing. Set in well maintained landscaped grounds, with an allocated parking space, the accommodation comprises: Entrance Hall; beautiful Lounge/Dining Room/Kitchen on open plan; Master Bedroom with En-Suite; second Bedroom and Bathroom with shower. The communal areas within the development are maintained under a factoring agreement.

Southbank by Cala is a stunning modern development, situated in the Don Valley only a stones throw from Persley Walled Garden and surrounding woodlands walks along the River Don. The property is ideally situated for access to the AWPR and North Anderson Drive, as well as Bridge of Don, Dyce and of course the City Centre itself. Regular public transport is readily available and the local Tesco Superstore is only a few minutes drive away.

ENTRANCE HALL



The welcoming Entrance Hall is laid with quality flooring, and decorated in neutral tones, a theme continued throughout the property. There is one cupboard housing the meters and a double store cupboard. Two ceiling light fittings and central heating radiator. Security entry handset.

LOUNGE/DINING ROOM/KITCHEN 22' 0" X 17' 6" (6.71M X 5.33M)



This superb open space is bathed in natural light from the floor to ceiling windows at the Lounge area and further windows at the Kitchen area. Decorated in neutral tones with quality flooring, the Lounge/Dining Room has ample space for an array of furniture with two ceiling light fittings, central heating radiator, telephone and television points.

KITCHEN AREA



The Kitchen is fitted with a high quality range of sleek wall and base units with complementing work surfaces and splashback. Inset sink and drainer. The integrated appliances include dishwasher, washer/dryer, oven, fridge/freezer, and halogen hob. A cupboard houses the central heating boiler. Inset downlighters and central heating radiator.

BATHROOM 7' 3" X 6' 7" (2.21M X 2.01M)



This generous Bathroom is mostly tiled and fitted with a contemporary three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Shaver point. A window to side allows natural light. Chrome ladder style radiator, inset downlighters and extractor fan.

BEDROOM 1 10' 7" X 9' 9" (3.23M X 2.97M)



Bright Double Bedroom with floor to ceiling windows to the rear and benefiting from triple built-in wardrobes allowing excellent hanging and shelf storage, with bifold doors. Ceiling light fitting, central heating radiator, television and telephone points. Door to En-Suite.

EN-SUITE SHOWER ROOM 6' 8" X 5' 0" (2.03M X 1.52M)



Fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Shaver point. Chrome ladder style radiator, inset downlighters and extractor fan.

BEDROOM 2 9' 9" X 8' 9" (2.97M X 2.67M)



Second Double Bedroom with window to rear, benefiting from cupboard allowing hanging and shelf storage. Ceiling light fitting, central heating radiator, television and telephone points.

EXTERNAL



The property is set in well maintained landscaped grounds which are looked after under a factoring agreement. There is an allocated parking space .

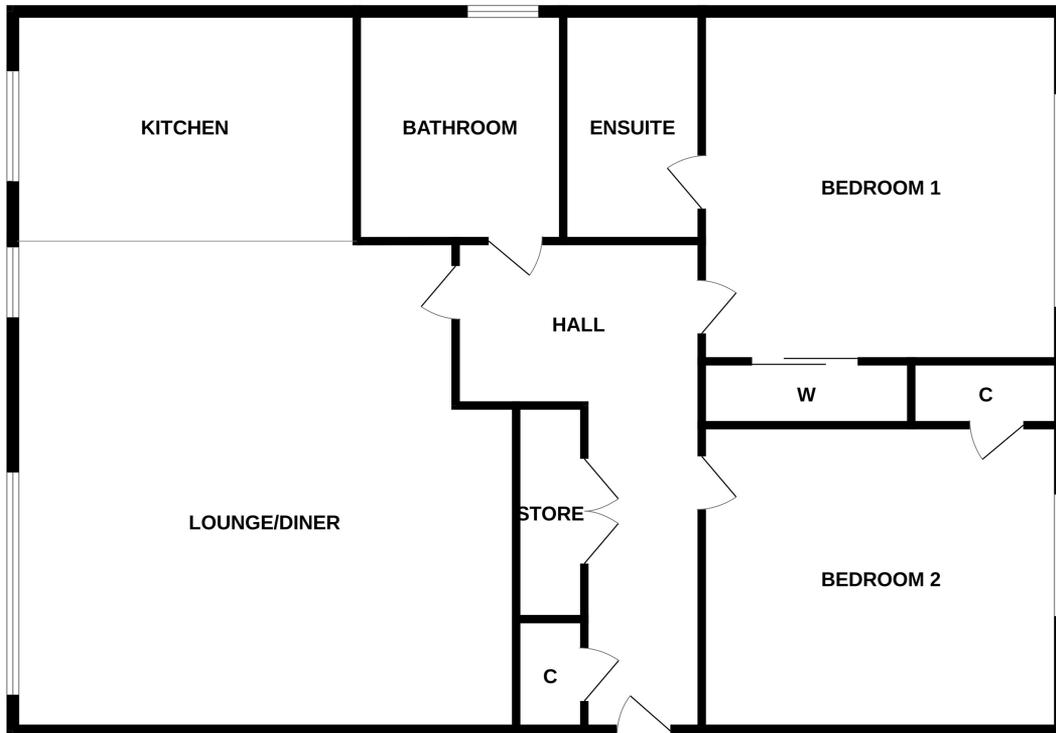
EXTRAS

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 Bathroom and En-Suite.

COUNCIL TAX BAND - D

EPC BANDING - B

7 PERSLEY DEN GARDENS



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.
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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

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

Stronachs