



30 Shaw Crescent, Aberdeen AB25 3BT

Fixed price £185,000

BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITHIN A CATEGORY B LISTED GRANITE BUILDING, WITH ALLOCATED AND VISITOR PARKING

Stronachs

30 Shaw Crescent, Aberdeen AB25 3BT

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Viewing: Contact Selling Agents on 01224 626100

We are thrilled to bring to the market this beautifully presented TWO BEDROOM FIRST FLOOR APARTMENT, located within a Category B Listed granite building, which was formerly a Nurses Home for the nearby hospital. Benefitting from gas central heating, with high ceilings and windows, ensuring the building is flooded with natural light, our client has ensured this property is presented at its best, with clever use of mirrors and glass, stylish feature wall paper, and stunning presentation throughout. Accessed via well maintained secure communal Hall, the accommodation comprises: welcoming Entrance Hall; generous Lounge/Kitchen on open plan with dual aspect windows; Master Bedroom with high window to front and dual access from either the Lounge and/or Inner Hall; second Double Bedroom with south facing views; and recently upgraded Shower Room with tempered smoked glass sliding doors and feature glass brickwork. Set in generous mature and well maintained grounds, the communal areas within the building, car parking areas and grounds are well maintained under a factoring agreement.

Shaw Crescent is well situated for an excellent range of local amenities. It is within walking distance of Aberdeen University and for those working and studying at Aberdeen Royal Hospital complex and also Cornhill Hospital. There are excellent retail units at both Berryden and Kittybrewster and a good range of public transport facilities making many parts of the city easily accessible.

ENTRANCE HALL



Inviting bright Entrance Hall, with two tall windows to the rear allowing natural light. Laid with quality flooring and decorated in neutral tones, with inset downlighters, smoke alarm and central heating radiator. Display shelving. Deep double built-in store with hanging rail and shelving.

KITCHEN 23' 0" X 12' 6" (7.01M X 3.81M)



Glazed double doors from the Hallway open to allow access to the superb Lounge/Kitchen on open plan. Again benefitting from dual aspect windows to both north and south, there are lovely views across the manicured communal grounds. The Kitchen itself is fitted with a range of wall and base units with underunit lighting, complementing work surfaces and splashback, with incorporated breakfasting area. The integrated appliances include washing machine, oven, gas hob with extractor over, dishwasher, and fridge/freezer. Inset sink and drainer. Ceiling light fitting. Space for small table and chairs.

LOUNGE AREA 23' 0" X 12' 6" (7.01M X 3.81M)



On open plan with the Kitchen, this stunning Lounge has wonderful south facing views over the communal grounds, via the high sash and case window to the front, with traditional panelwork to the sides. This room to be flooded with natural light. Benefitting from exceptionally high ceilings, there is a super feature wall and glazed double doors which lead to the Master Bedroom. Ceiling light fitting and central heating radiator.

MASTER BEDROOM 14' 9" X 11' 7" (4.50M X 3.53M)



The Master Bedroom is accessed either via glazed double doors from the Lounge, or direct from the Hall. This room, like the remainder of the property, is immaculately presented and beautifully decorated. There are double built-in wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator, and television point.

BEDROOM 2 14' 9" X 11' 2" (4.50M X 3.40M)



Second beautiful Double Bedroom, again with south facing views from the sash and case large window to front. Benefitting from double built-in wardrobe allowing hanging and shelf storage, with mirrored sliding doors. Wall light with dimmer control, and central heating radiator.

SHOWER ROOM



Recently upgraded and stylish Shower Room, fitted with a contemporary three piece suite comprising wash hand basin in vanity unit, toilet pedestal, and walk in double shower. With tiled flooring and inset downlighters, particular features of this room are the tempered smoked glass sliding door, saving on space, and the feature glass block tiles allowing additional borrowed light from the Entrance Hall.

EXTERNAL



The building is located within extensive mature landscaped grounds which are well maintained under the factoring agreement which includes buildings insurance. There is one allocated parking space and visitor parking within the residents car park.

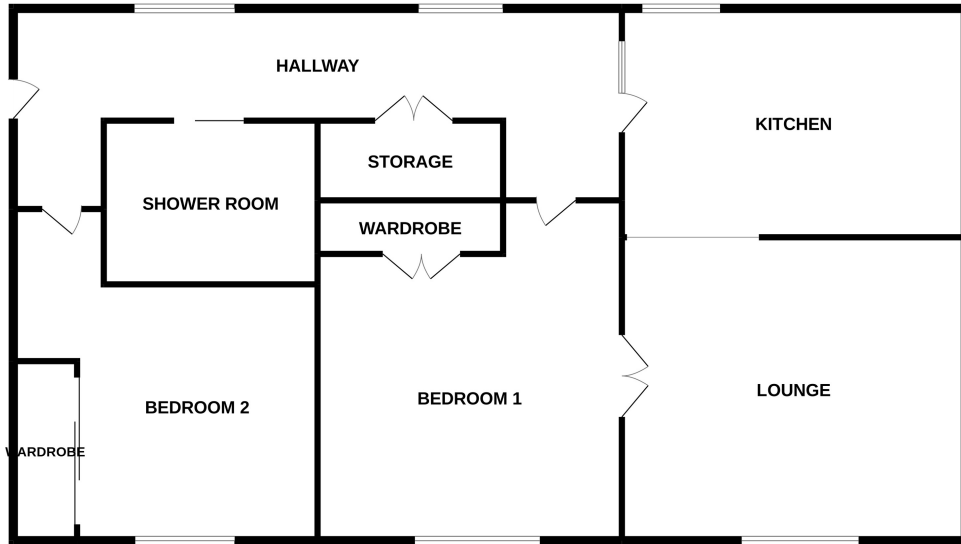
EXTRAS

All carpets, curtains, blinds and most 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 - C

30 SHAW CRESCENT



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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