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## 21 GRIMOND COURT, ABERDEEN, AB15 6XZ



## Well Appointed Two Double Bedroomed Second Floor Apartment with Exclusive Parking

OFFERS OVER  
**£212,500**

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## Accommodation Overview

**Communal Hall, Hall, Lounge/Dining Room, Dining Kitchen, Master Bedroom with En-Suite, Double Bedroom and Bathroom with Separate Shower. Exclusive Parking Space.**

Well appointed, exceptionally spacious and enjoying stunning far reaching views. These are just some of the many qualities of this executive second floor two double bedroomed apartment with exclusive parking which forms part of a small and prestigious development to the west of Aberdeen city centre. Finished to a high standard and set in leafy policies, internally the subjects comprise of a spacious lounge/dining room with dual aspect windows and private aspect. The dining kitchen is quality fitted and comprehensively equipped with appliances and from the hallway is a walk-in cupboard providing great storage. The master bedroom has a quality en-suite, there is a further double bedroom and both benefit from built-in wardrobes. The generous bathroom with separate shower completes the accommodation of this appealing property. With quality finishing throughout including attractive oak internal doors and fascia, the subjects are economical and easy to run having the benefit of gas fired central heating, double glazing and a security entry system. This is a lovely property of which internal inspection is highly recommended.



## Communal Hall

The communal hallways are protected by a visual security entry system and are very well presented. There is stairwell lighting and the entrance to the property is set well away from the stairwell. The communal hallway is maintained under a factoring contract.

## Hall

**4.80m x 3.88m (15'8" x 12'8") approx.**

This L-shaped hallway is welcoming and has beautiful oak interior doors with chrome handles to the accommodation and an attractive cornice. There is a deep walk-in cupboard (1.73m x 1.64m (5'8" x 5'4") approx.) with lighting, houses the hot water cylinder and has slatted shelving for towels and linens. There is a wall mounted visual security entry telephone and the fixed bike rack will remain.

## Lounge/Dining Room

**8.30m x 3.85m (27'2" x 12'7") approx.**

As can be seen by the dimensions this is a generously proportioned room which enjoys a fabulous outlook to both the front and side from two sets of tall triple windows and a further window all enjoying an outlook over mature trees and views across the city skyline. With fresh white décor and neutral carpeting, there is ample space for freestanding furniture and the TV wall bracket will remain. Two ceiling pendant light fittings.



## Dining Kitchen

**6.38m x 2.73m (20'11" x 8'11") approx.**

A further great sized living and dining space with the dining area having dual aspect windows creating a bright and airy atmosphere. The kitchen area is fitted with light wood style wall and base units with ample drawer units, co-ordinating worktops with splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. Comprehensively equipped, there is a five ring electric hob with stainless steel extractor above, a fan assisted oven and a Smeg microwave. There is also a good sized integrated larder fridge and freezer along with an automatic washing machine and slim line dishwasher. The whole room is decorated in neutral tones, has vinyl flooring and two ceiling pendant light fittings.

## Master Bedroom

**5.76m x 2.81m (18'10" x 9'2") approx. into door recess.**

Well proportioned and enjoying an outlook over mature trees and across the city. Excellent floor to ceiling hanging and shelving storage is provided by the double wardrobe which has attractive oak doors and there is ample space for freestanding bedroom furniture.



## En-Suite

**1.99m x 1.66m (6'6" x 5'5") approx.**

Quality fitted with a corner shower unit with tiling and mains thermostatic shower. There is a circular wash hand bowl set on an opaque glass sill with cupboard storage below and a w.c. There is a long deep display sill with a large mirror above, a heated towel radiator and air extractor.

## Double Bedroom

**5.76m x 2.77m (18'10" x 9'1") approx. into door recess.**

A further great sized double bedroom which again enjoys fantastic views. Double oak doors open to the built-in wardrobe and the room has light grey carpeting and white décor.

## Bathroom

**3.40m x 2.14m (11'1" x 7'0") approx.**

A generously proportioned bathroom quality fitted with a bath, w.c. with concealed cistern, a large walk-in shower unit with glazed shower screen and mains thermostatic shower and mosaic style tiling. The circular wash hand basin is set within an opaque glass vanity unit providing cupboard storage and there is aqua panelling to dado height and splashback throughout the room. There is an exceptionally large wall mirror adding depth and light to the room with a sill below and an air extractor. Heated towel radiator.



## Outside

Set away from through traffic in a quiet leafy location, the communal grounds are well tended being laid to lawn and bordered by a variety of magnificent mature broad leaf trees, fir and cedar. Adjacent to the building itself are well stocked shrubbery beds providing good colour throughout the season. The grounds on parking area are protected by an electronic gate system with an intercom to individual apartments. The exclusive parking space is clearly numbered and visible from the property and there is ample visitors parking.

## Location

Grimond Court lies to the west of Aberdeen City Centre within the grounds of Woodend Hospital which itself is a stunning period building. Local shops and amenities are within walking distance and the city centre is some 10 minutes drive from the property with regular public transport to the city centre and the surrounding areas is available close by. The subjects enjoy easy access to the business centres to the north of the city, Prime Four at Kingswells along with the AWPR. Enjoying easy access to Anderson drive therefore to Aberdeen airport and the hospital complex at Foresterhill, reputable nursery, primary and secondary schools are in the area. Lovely walks within the surrounding nature reserve are on the doorstep as is Hazlehead park with its woodland walks, golf courses, café and children's play area.

## Notes

Gas fired central heating. uPVC double glazing. EPC=B. Visual security entry system. All fitted floor coverings, blinds, light fittings, integrated kitchen appliances, the TV wall bracket and bike bracket will remain. A factor has been appointed for the upkeep of the internal and external communal areas for which a monthly fee is payable which varies between £80-£120 per month and this includes a common buildings insurance policy.

## Viewing

Please telephone 07706 881343 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/AM/Aberdeen

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