



50 Thorngrove House | 500 Great Western Road | AB10 6PF

One Bedroom Retirement Flat in Desirable Development

Offers Over £149,000

We offer for sale this well presented one bedroom retirement apartment, set in the prestigious Thorngrove House development, surrounded by delightful lawns with mature trees and shrubs, making this an idyllic setting for a retirement complex.

The accommodation comprises an entrance hallway with walk-in storage cupboard; spacious lounge/dining room with picture window overlooking the well maintained garden grounds and allowing an abundance of natural light to flood the room; a well equipped kitchen fitted with an excellent range of units with contrasting work surfaces and splashback tiling; the well-proportioned bedroom benefits from a double fitted wardrobe; and the accommodation is completed by the shower room with three piece suite.

This desirable development is a retirement complex for the over 60's, with the benefit of a residents' lounge, guest suite, laundry room, parking and beautifully maintained garden grounds. The property also benefits from lift access, an enhanced security entry system, pull cord alarms, electric storage heating and full double glazing.

There is a formal factoring arrangement in place to cover the upkeep of the building and communal areas of which the property forms part, together with the resident manager fee and buildings insurance.

ACCOMMODATION

Lounge / Dining Room

24'8" x 9'4" (7.52m x 2.85m) approx.

Kitchen

7'6" x 6'9" (2.29m x 2.06m) approx.

Bedroom

13'7" x 9'1" (4.14m x 2.77m) approx.

Shower Room

6'7" x 5'4" (2.01m x 1.63m) approx.

Electric Heating

Double Glazing

On-site House Manager

24 Hour Care Line for Emergencies

EPC Band C



Lounge



Dining Area



Bedroom



Bedroom



Shower Room



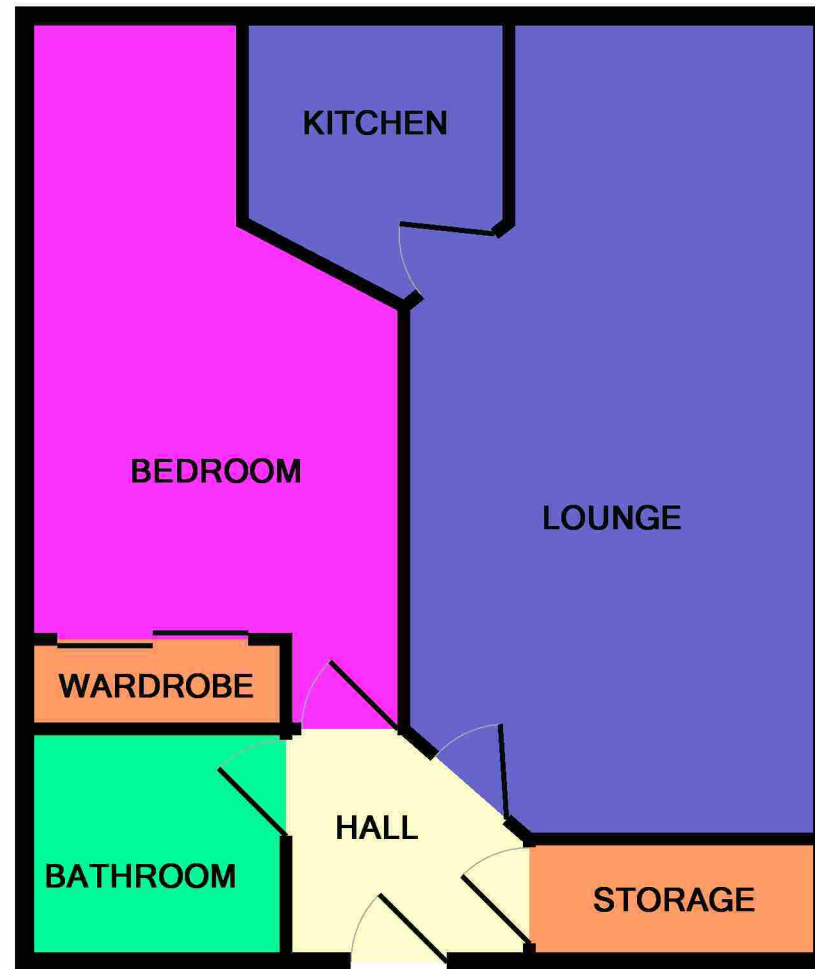
Communal Area



Landscaped Grounds



Landscaped Grounds



Floorplan

Property location



Directions

Travelling from the city centre west along Union Street, continue on Holburn Street and at the first set of traffic lights turn right on to Great Western Road. After crossing Anderson Drive, turn right beyond the Mannofield shopping centre and Thorngrove House is situated just before Mannofield Church.

Location

Great Western Road is situated in the west end of Aberdeen and affords easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the City. A short walk leads to Mannofield where there is an excellent range of local shopping facilities, including a supermarket and chemist; there is also good public transport which links the area to the City centre.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.