



31 Grampian Gardens | Dyce | Aberdeen | AB21 7LF

Two Bedroom Ground Floor Flat with Garage

Offers Over £115,000

Situated on the ground floor of a purpose-built development within an established residential area, we offer for sale this spacious two bedroom flat which offers excellent storage space, with the added attraction of a lock-up garage nearby.

The property is entered via the clean and tidy communal hallway, giving access to the internal hallway which features a built-in storage cupboard, as well as a further walk-in cupboard which would be ideal for the storage of larger items.

The lounge, with twin rear-facing windows, is naturally bright with a feature wall and laminate flooring. From here, access is gained to the dining kitchen which has been fitted with a range of wall, base and drawer units overlaid with contrasting work surfaces, incorporating a stainless steel sink and drainer as well as an electric hob and oven. This room is further enhanced by the generous dining space and the large pantry cupboard.

Both double bedrooms are of generous proportions, each boasting built-in wardrobes and offering space for further free-standing furniture.

The home is completed by the bathroom with four piece white suite comprising W.C., wash hand basin, bath and separate shower compartment complete with electric shower.

Outside, ample shared parking is available to the front of the property, as well as the single lock-up garage which is located nearby. The communal grounds, hallway and drying room are well maintained under a formal factoring agreement.

ACCOMMODATION

Lounge

15'7" x 12'0" (4.75m x 3.66m) approx.

Dining Kitchen

12'7" x 9'10" (3.84m x 3m) approx.

Bedroom 1

11'5" x 9'1" (3.48m x 2.77m) approx.

Bedroom 2

11'5" x 10'0" (3.48m x 3.05m) approx.

Bathroom

8'2" x 6'3" (2.49m x 1.91m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band ?



Hallway



Lounge



Dining Kitchen



Bedroom 1



Bedroom 1



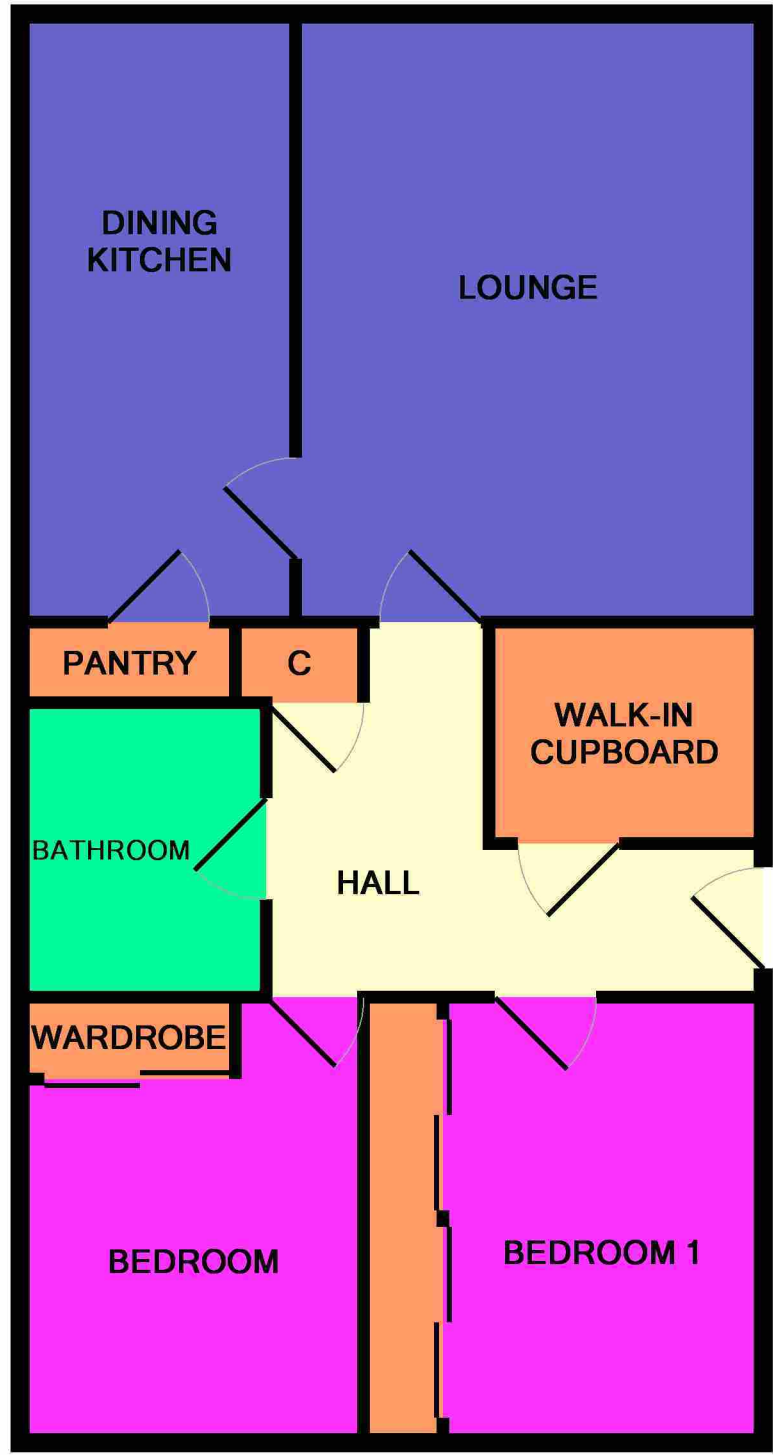
Bedroom 2



Bathroom

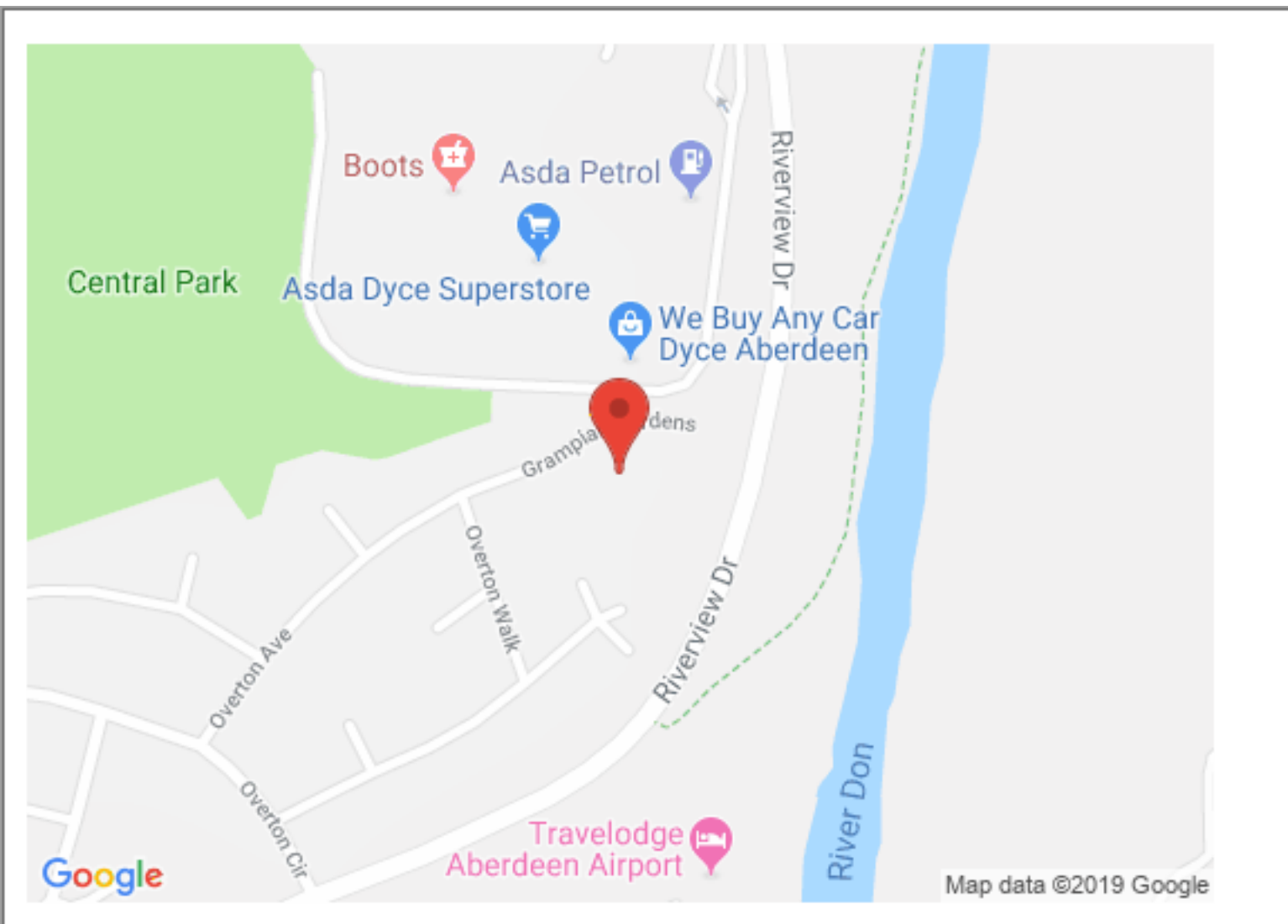


Garage



Floorplan

Property location



Directions

Travelling from the city along Auchmill Road, take the second exit at the roundabout onto Stoneywood Road. Follow the road towards Dyce, exiting the roundabout right onto Riverview Drive. Continue ahead and take the second road on the left into Overton Circle, and then first right into Overton Crescent. Grampian Gardens is at the end of the street.

Location

Grampian Gardens is located in a well-established residential area within Dyce. Dyce is popular with families and professionals alike, boasting many local amenities such as a swimming pool and gym, library, squash club, bowling green and community centre. The area is very well catered for and is within easy reach of Aberdeen Airport and the surrounding industrial estates, with the train station and recently opened AWPR making for a particularly easy commute both north and south.

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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.