



**43 Thorngrove House,**  
500 Great Western Road, Aberdeen, AB10 6PF

ledingham  
chalmers  
estate agency



Lounge / Diner



Lounge / Diner



Kitchen

## Immaculately presented one bedroom retirement apartment

- Beautiful one bedroom apartment in landscaped grounds
- Bright and spacious Lounge/Diner with Juliette balcony
- Well-equipped large Kitchen with appliances included
- Double Bedroom with fantastic fitted storage
- Residents and Visitors Parking
- 24 hour care line



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this immaculately presented, one bedroom first floor apartment forming part of the sought after McCarthy & Stone retirement complex in Great Western Road set within mature landscaped grounds.**

Neutrally decorated throughout, with bright and spacious rooms, the property benefits from both electric storage heating and double glazing. The apartment further benefits from convenient lift access and there are emergency pull cords throughout linked to a 24 hour care alarm company, and care has been taken with the positioning of sockets and light fittings, and door width. There is a secure entry system, and the property sits within beautifully maintained landscaped grounds, with ample parking facilities. The current owner has kept the property in immaculate condition allowing any discerning buyer to move in with utmost of ease.

Residents must be 55 years old or over. There is a guest suite which can be booked by residents in advance, communal laundry and large communal lounge.

There is a house manager who operates from 9 to 5 Monday to Friday. A fee is payable to cover the factoring and the managers fee and this includes buildings insurance. Occupancy of each dwelling is restricted to two private individuals, and in the case of single occupancy the dwelling must be occupied by a private individual who is at least 60 years old. In the case of joint or multiple occupancy of any dwelling, at least one occupant shall have obtained the age of 60 years and there shall be no occupant below the age of 55 years old.

Viewers are firstly greeted into the welcoming entrance hall which has been decorated in neutral tones with carpeted flooring. There is a useful large cupboard offering fantastic storage.



Kitchen



Bedroom



Bedroom



Shower Room

Sure to impress viewers is the exceptionally spacious lounge / dining room, again decorated in neutral tones with quality carpeting and Juliet balcony which floods the room with an abundance of natural light, this is the perfect spot to relax and unwind.

Accessed directly from the lounge is the well-equipped kitchen which has been fitted with a range of base and wall units, complimenting work top and tiled splash back. Appliances include fridge, freezer, dishwasher and integrated oven and hob with extractor hood above, all of which will be included within the sale. A fantastic feature of this large kitchen is the sizeable walk in storage cupboard.

The light and airy double bedroom is lovely and spacious and benefits from a built in double mirrored wardrobe as well as additional built in drawers and wardrobes.

Completing the internal accommodation is the shower room which has been fitted with a three piece suite comprising shower enclosure, wc and wash hand basin vanity unit. There is also a heated towel rail for convenience.

A range of activities take place within the generous residents' lounge. The house manager's office is located on the ground floor, along with the well equipped laundry room. The guest suite incorporates twin beds and en suite shower room, fridge, coffee and tea making facilities.

There are stunning landscaped grounds surrounding the property for residents to enjoy, and ample parking spaces for residents and visitors.

Early viewing is recommended to appreciate this beautiful apartment which is truly ready to move into.

## Accommodation

Lounge	24'9" x 13'8"	7.55m x 4.17m
Kitchen	14'2" x 6'0"	4.32m x 1.83m
Bedroom	11'6" x 12'6"	3.51m x 3.81m
Shower Room	7'0" x 5'10"	2.13m x 1.78m



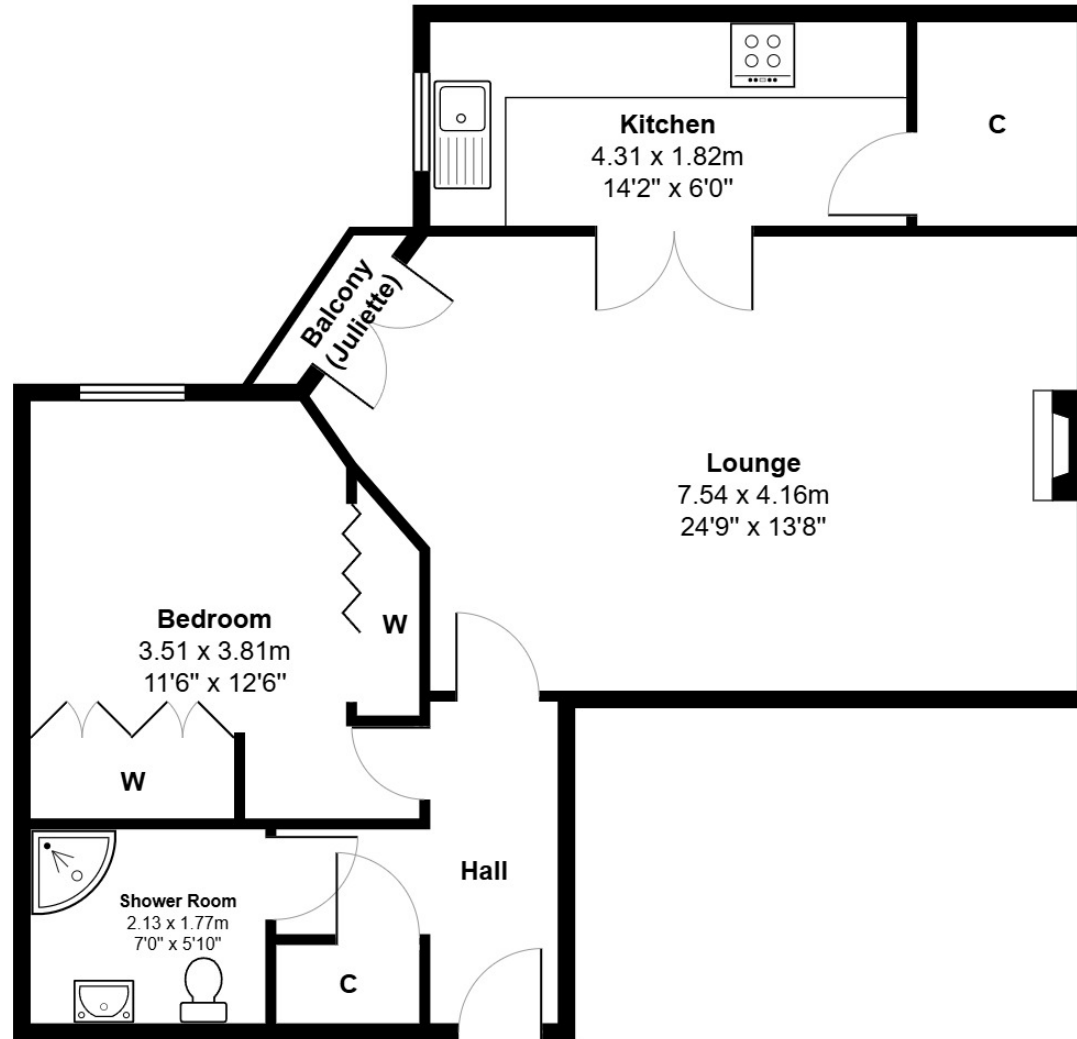
Communal Lounge



Garden Grounds

Floorplan

43 Thorngrove House



## 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

Thorngrove House lies within beautifully landscaped, well maintained grounds which provide a very peaceful environment, but with the advantage of the local amenities of Mannofield nearby including a chemist, small supermarkets, cafés, a bank and church. Great Western Road is situated in the west end of Aberdeen, easily accessible from the Aberdeen ring road, and is served by a regular bus service to and from the City Centre and Deeside.

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 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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