

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

ledingham  
chalmers  
estate agency



Lounge / Diner



Kitchen



Bedroom

## One bedroom first floor apartment

- Beautiful one bedroom apartment in landscaped grounds
- Bright and airy Lounge / Diner with Juliette Balcony
- Well equipped Kitchen with appliances included
- Double Bedroom with fitted storage
- Residents and Visitors Parking
- 24 hour care manager in place



One bed.



One bathroom.



One public room.

**We are pleased to offer for sale this light and airy front facing apartment, forming part of the sought after McCarthy & Stone retirement complex in Great Western Road.**

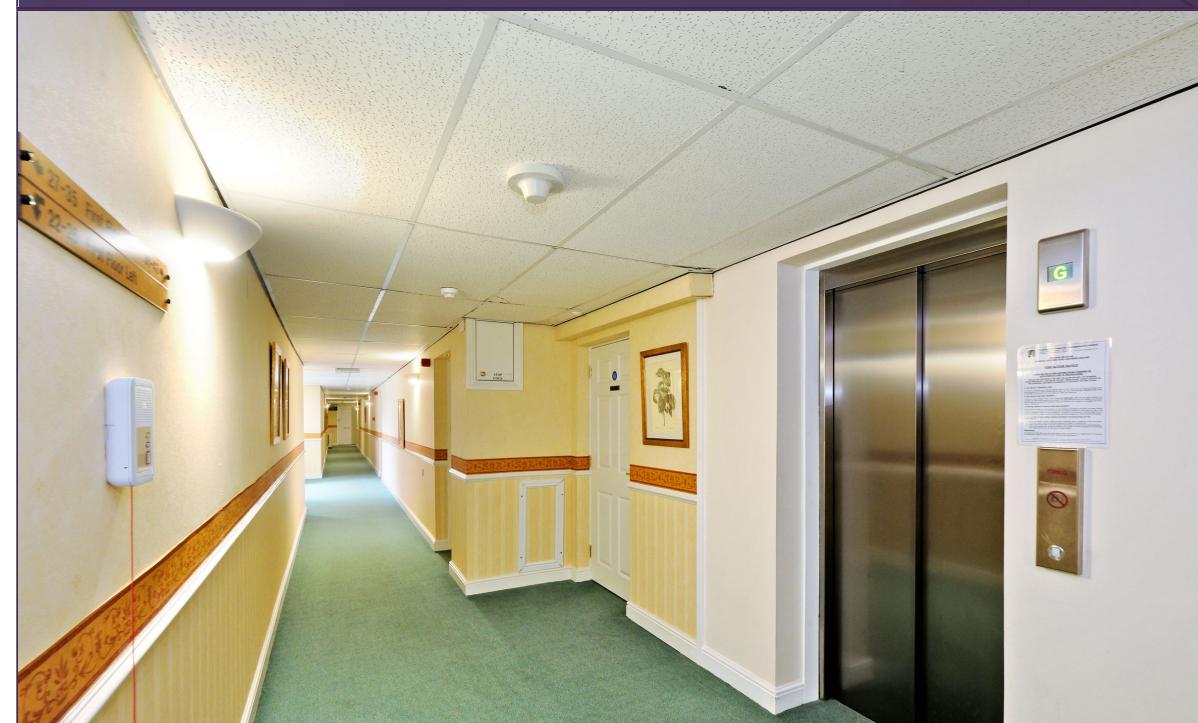
Neutrally decorated throughout, with light sunny rooms, the property benefits from both electric storage heating and double glazing, with lift access. There are emergency pull cords throughout linked to the manager / 24 care alarm company, and care has been taken with the positioning of sockets and light fittings, and door width. There is a secure entry system, and the property sits within beautifully landscaped grounds, with ample parking facilities. The current owner has recently replaced all carpets and modernised the decor, with the added benefit of a new boiler.

Residents must be 55 years old or over, and the accommodation comprises of an entrance hallway, lounge with dining area, kitchen, shower room and double bedroom. There is a guest suite which can be booked by residents in advance, communal laundry and large communal lounge.

There is a house manager resident within the development and the alarm pull cords are connected to a care line providing a 24 hour service. 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.



Shower Room



Communal Hall



Communal Lounge



Exterior

Upon entering, the welcoming entrance hallway is decorated in neutral tones with complementing carpeting which is continued throughout. The hallway boasts a store cupboard with hanging rail and shelf and an additional generous walk-in cupboard.

The spacious lounge / dining room is again decorated in neutral tones with quality carpeting and with glazed doors to the front and Juliette balcony, flooding the room with natural light and allowing superb views over the grounds.

Accessed from the lounge via glazed double doors, the kitchen is fitted with a range of base and wall units, with co-ordinating work surfaces, inset sink and drainer below window and a range of appliances, all of which are to be included as part of the sale.

The light and airy double bedroom benefits from crisp white decor, stylish grey carpeting and boasts a built-in double wardrobe allowing hanging and shelf storage, with mirrored doors.

The centrally located shower room is fitted with a three piece suite comprising wash hand basin in vanity, WC and walk-in shower enclosure.

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 beautiful landscaped grounds surrounding the property for residents to enjoy, and ample parking spaces.

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

## Accommodation

Lounge / Diner	10'7" x 22'6"	3.23m x 6.86m
Kitchen	7'6" x 8'6"	2.29m x 2.59m
Bedroom	9'1" x 15'8"	2.77m x 4.78m
Shower Room	5'6" x 6'10"	1.68m x 2.08m



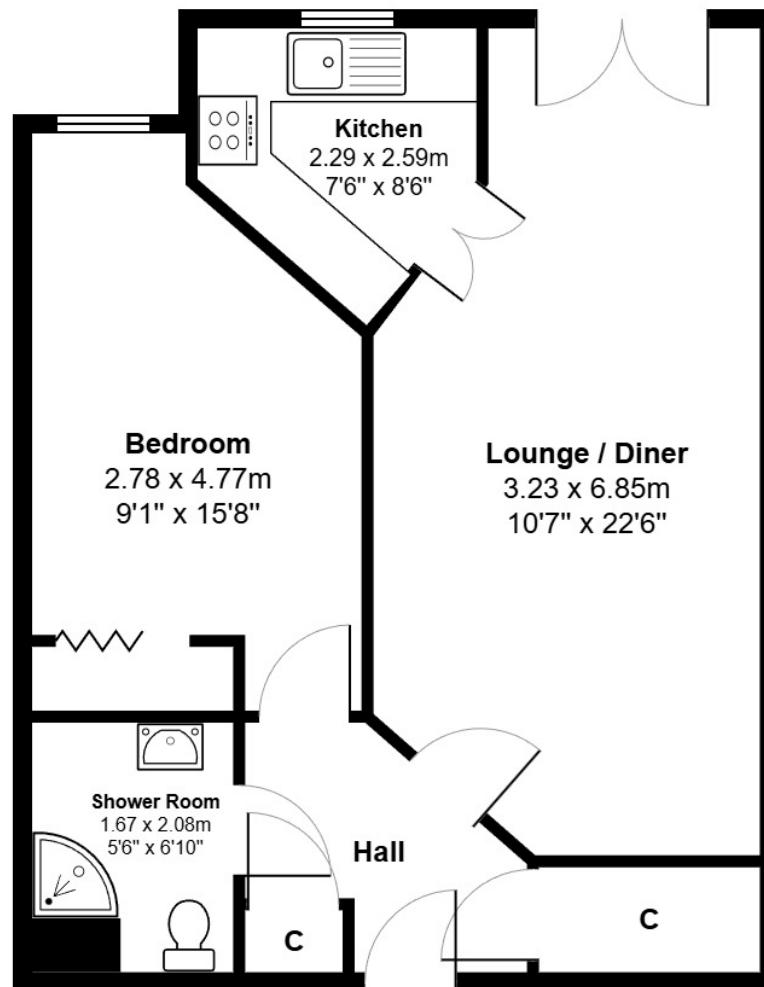
Exterior



Exterior

Floorplan

37 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.