



16 Laverock Braes Drive,
Grandhome, Bridge of Don, Aberdeen, AB22 9AG

**ledingham
chalmers**
estate agency



Lounge / Kitchen



Lounge / Kitchen



Lounge / Kitchen

Two bedroom first floor apartment

- Beautiful two bedroom flat in a desirable development
- Residents and Visitors Parking
- Modern Kitchen on open plan with bright and airy Lounge
- Two excellent sized Bedrooms with fitted storage
- Two sleek Bathrooms with quality finishes
- Gas Central Heating and Double Glazing



Two beds.



Two bathrooms.



One public room.

Nestled within the highly desirable Grandhome Development in Bridge of Don, we are thrilled to present for sale this beautiful two bedroom first floor apartment - an ideal home for first-time buyers seeking comfort, convenience and contemporary

Situated within a quality residential development by Cala Homes, one of Britain's foremost housebuilders, this beautiful first floor flat occupies an enviable position with the main living areas enjoying a lovely pleasant bright sunny aspect and outlook towards Aberdeen City thus creating a bright living environment. The flat itself has been completed to a high specification and affords the opportunity to move in with the minimum of inconvenience and amongst its added features enjoys the benefits of gas central heating, double glazing, security entry, alarm system, beautifully appointed fitted kitchen with numerous integrated appliances, a shower room en-suite to the master bedroom and separate bathroom.

Upon entering the apartment, you are immediately welcomed into the extensive hallway which boasts fresh white walls with complimenting neutral carpet, handset for the security entry system, control panel for the alarm system, built-in cupboard housing the fuse box and meters and double built-in cupboard with further storage space.

The spacious lounge is on open plan with the kitchen creating a living environment compatible with modern lifestyles. The lounge has a large picture window opening to a Juliet balcony capitalising on the sunny aspect. The lounge is decorated in neutral decor with fitted carpet and is generous in size, offering ample space for a range of both living and dining furniture if desired.



Lounge / Kitchen



Bedroom



Ensuite



Bedroom

The impressive adjacent kitchen is sleek and fitted with an extensive range of concrete effect base and wall units with co-ordinating work surfaces, stainless steel sink unit with mixer tap, built-in oven, fridge/freezer, dishwasher, induction hob with concealed extractor above. The kitchen is complete with spotlights, under unit lighting, neutral decor and modern Amtico flooring.

The main bedroom enjoys a peaceful aspect to the rear, overlooking the car park and boasts a large picture window with Juliet balcony. The room is well proportioned, offering space for a range of bedroom furniture and further benefits include wall to wall built-in wardrobes with hanging rail and shelving space and a luxurious en-suite shower room.

The second double bedroom again to rear boasts generous proportions and a large fitted wardrobe with shelf and hanging space.

The modern bathroom is fitted with a four piece white suite with tiled splashbacks, WC and wash hand basin set into vanity unit, bath with shower over, glazed shower doors, heated towel rail, shaver point, large wall mirror, Amtico flooring.

A formal factoring arrangement is in place for the upkeep of the building and development of which the property forms part. There is an allocated parking space, visitors parking, communal bin store and bike shed.

Early viewing is highly recommended to appreciate the level and quality of accommodation on offer.

Accommodation

Lounge	14'9" x 17'7"	4.5m x 5.36m
Kitchen	8'1" x 11'11"	2.46m x 3.63m
Hallway	14'7" x 9'4"	4.45m x 2.85m
Bathroom	8'0" x 7'7"	2.44m x 2.31m
Bedroom	11'4" x 10'7"	3.46m x 3.23m
En Suite	8'0" x 5'8"	2.44m x 1.73m
Bedroom	8'11" x 10'7"	2.72m x 3.23m

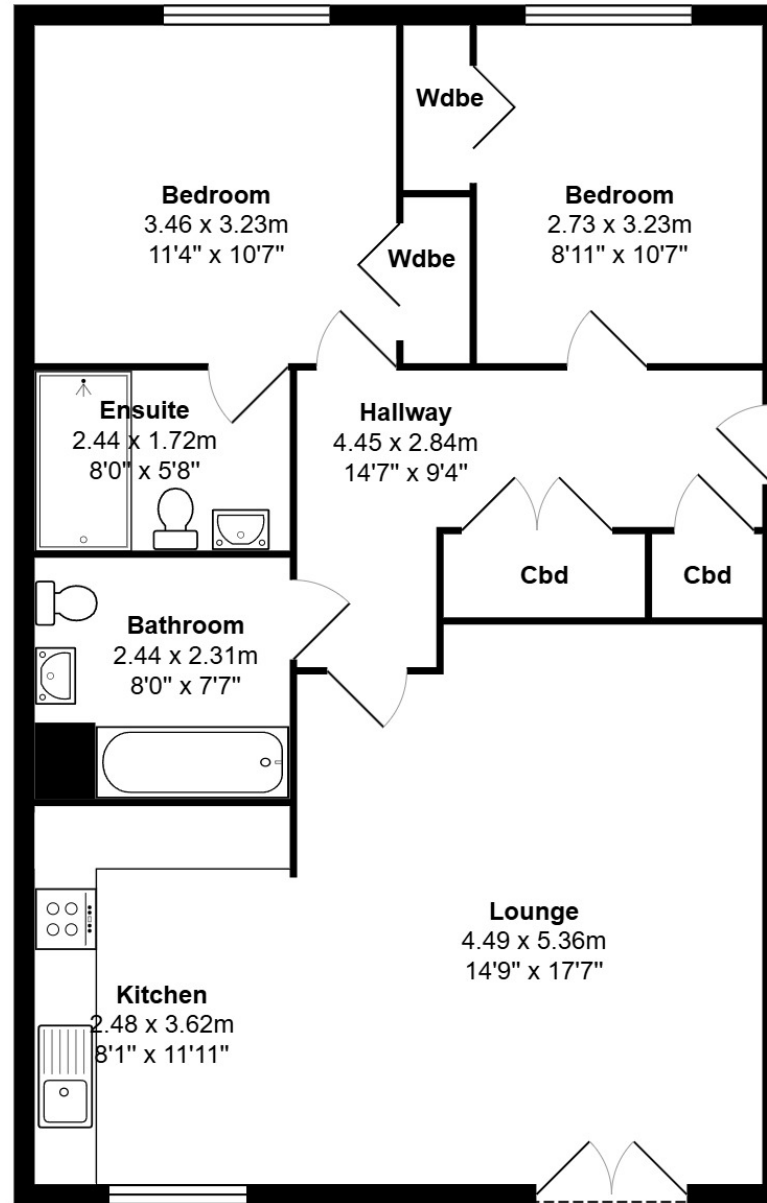


Bathroom



Residents Parking

Floorplan



Directions

Coming from Aberdeen, head north towards Danestone. Cross the River Don and continue along the A92, heading straight over the first roundabout and then taking a left at the second roundabout along Whitestripes Avenue. Continue for about 500m then turn left along Laverock Braes Road and turn right onto Laverock Braes Drive.

Location

Grandhome is a popular area well served by public transport facilities, excellent schools, shopping facilities at both Danestone and Bridge of Don including a Tesco Superstore at Danestone and an Asda Superstore at Bridge of Don. With the Parkway, AWPR and Aberdeen Ring Road being located nearby most parts of the City are readily accessible with the location also being extremely convenient for the Airport and the oil related offices at both Bridge of Don and Dyce.

Arrange a viewing

Viewing By appointment telephone 07946 299717 or 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.