



Flat 1 Thorngrove House, 500 Great Western Road,

ledingham
chalmers
estate agency



Lounge



Lounge

Immaculately presented, two bedroom retirement apartment within a desirable complex boasting parking

- Fantastic location
- Spacious accommodation throughout
- Bright Lounge
- Contemporary, fully fitted Kitchen
- Two Bedrooms, one with En Suite facilities
- Residents parking



Kitchen



Two beds.



Two bathrooms.



Two public rooms.

We are pleased to offer for sale this two bedroom apartment, set in the prestigious Thorngrove House development, surrounded by delightful lawns with mature trees and shrubs, making this an idyllic setting for retirement.

The property itself is extremely spacious, offering an abundance of living and sleeping accommodation, all finished to the highest standard throughout with period features adding to the character of this beautiful home where the most discerning buyer can take occupancy with the utmost of ease.

The entrance hallway is awash with natural light, enhanced by the decorative stained glass doors, and benefits from two store cupboards, a separate boiler room and luxurious fitted carpet throughout.

The lounge benefits from a floor to ceiling bay window, flooding the room with natural light and enjoying a pleasant aspect over the front of the property. This extremely generous room has an abundance of space for furniture and boasts period-style wall panels, ornate ceiling cornicing and an Optimist Vapour fire which creates a living flame output.

The kitchen is well equipped with a range of contemporary units with complementary worktops and has ample space for dining. Integrated appliances include hob, oven, microwave, fridge/freezer and dishwasher, all of which are generously included within the sale price.

Leading directly from the kitchen is the spacious vestibule with french doors, this is a versatile space that would also make a lovely snug room.



Bedroom



En Suite



Bedroom

Viewers are sure to be impressed by the extremely sizeable principal bedroom which has a bright, sunny aspect via the floor-to-ceiling front aspect bay window. There is an abundance of space for free standing furniture in addition to the high quality built-in wardrobes and chest of drawers. A key accent to this bedroom is the en suite shower room, this is a fantastic feature that many other units in the development do not offer. It is fitted with a two piece suite offering a WC, hand wash basin housed in beech vanity unit and enclosed shower cubicle.

The second of the double bedrooms is also generous in size and enjoys pleasant views over the side of the property, again offering ample space for furniture. The solid oak wardrobes will be included within the sale.

The bathroom features a three piece suite comprising WC, wash hand basin set in vanity unit with mirror above, and bath with Beech vanity unit providing additional storage and easy to maintain vinyl flooring.

Completing the property is a useful study located directly from the hall providing further living accommodation.

The property further benefits from a residents' lounge for social events and activities, laundry room and a friendly House Manager who keeps everything running smoothly. Within the flat itself there is an alarm system with 24 hour Careline access, and the main entry door to the the complex has a secure, door camera entry.

The property also enjoys its own designated parking space at the East side of the development.



Bathroom

Accommodation

Lounge	20'1" x 22'4"	6.12m x 6.81m
Kitchen	15'1" x 12'4"	4.6m x 3.76m
Bedroom	15'1" x 20'9"	4.6m x 6.33m
En Suite	7'6" x 7'0"	2.29m x 2.13m
Bedroom	17'11" x 14'1"	5.46m x 4.29m
Study	13'4" x 6'10"	4.07m x 2.08m
Bathroom	7'1" x 7'0"	2.16m x 2.13m



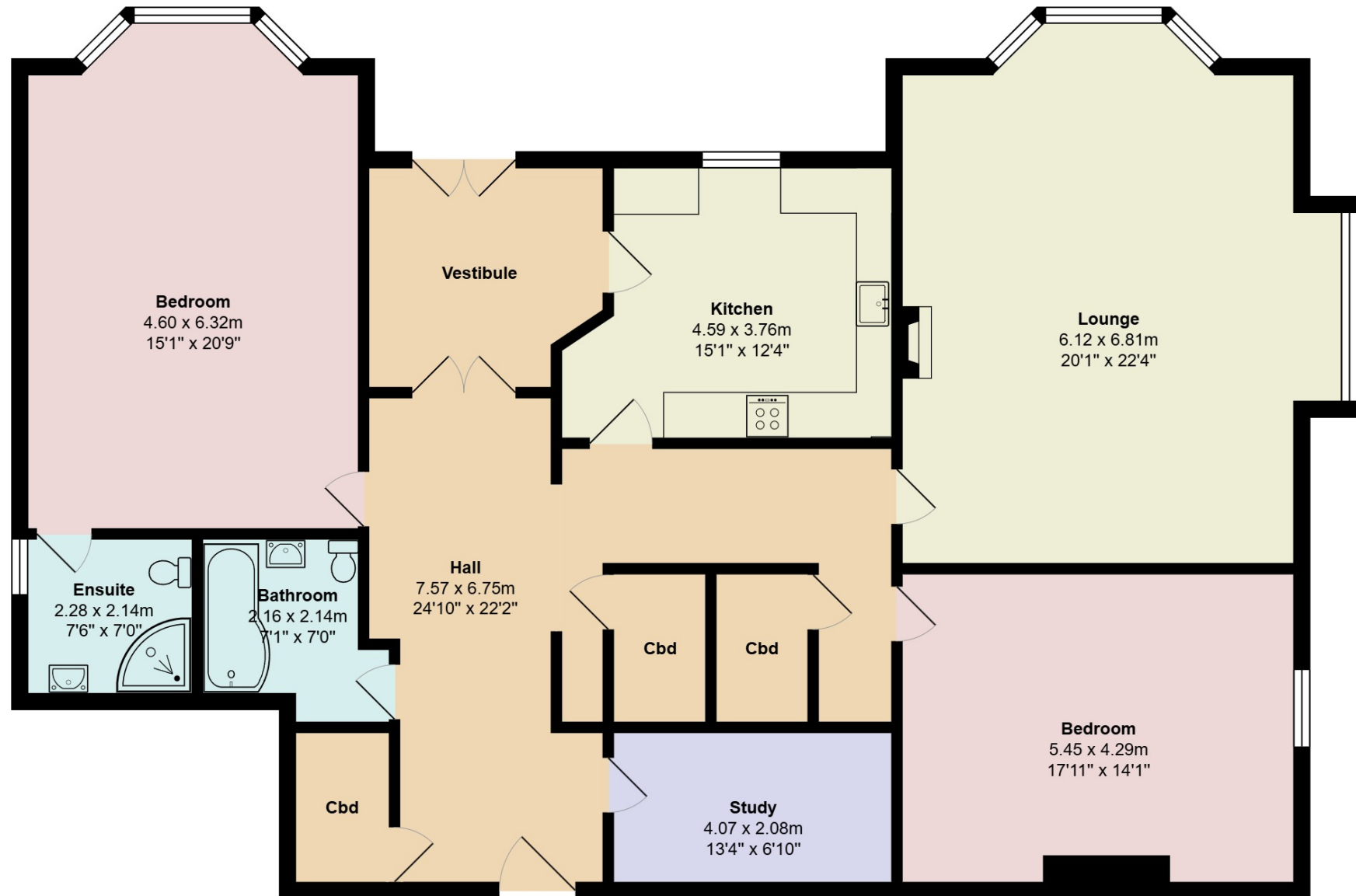
Communal Area



Garden Grounds

1 Thorngrove House

Floorplan



Directions

From Holburn Junction travel south along Holburn Street and turn right at the traffic lights on to Great Western Road. Proceed along Great Western Road and straight ahead at the traffic lights with Anderson Drive. Pass the parade of shops on the left hand side and turn right just before Countesswells Road into the Thorngrove House development.

Location

Thorngrove House is situated on Great Western Road 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. There is a choice of local shops at Mannofield and Seafield, both within walking distance. There are also bus stops nearby.

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

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