



EXECUTIVE TOP FLOOR APARTMENT

**LEWIS HOUSE,  
179 OAKHILL GRANGE,  
ABERDEEN,  
AB15 5EA**

- ENTRANCE HALL
- LOUNGE/KITCHEN ON OPEN PLAN
- MASTER BEDROOM
- EN-SUITE BATHROOM
- DOUBLE BEDROOM
- JACK AND JILL SHOWER ROOM
- GAS CH/DG
- GAS UNDER FLOOR HEATING
- TWO EXCLUSIVE PARKING SPACES
- WELL MAINTAINED GROUNDS



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

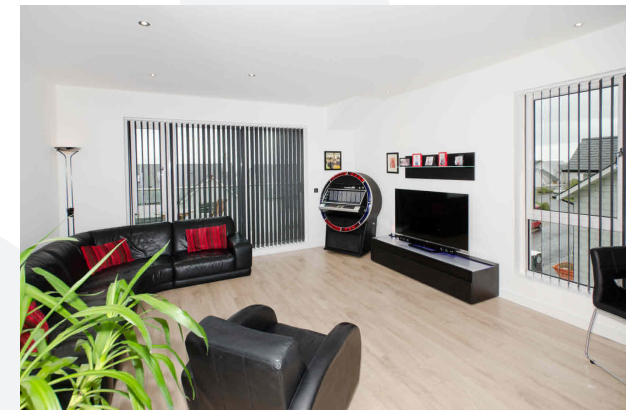
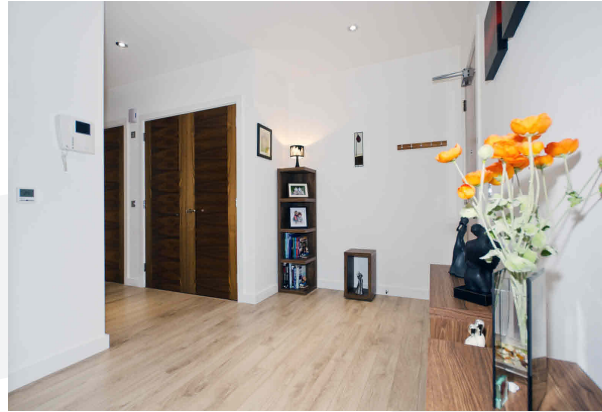
**£332,000**

## DESCRIPTION

We have pleasure in offering for sale this truly exceptional top floor two bedroomed executive apartment within the desirable Oakhill Grange Development. The apartment is tastefully decorated with fresh white décor and high quality Pergo beige oak laminate wooden flooring throughout, and offering bright and airy living accommodation with high ceilings. Also enjoying the added benefits of a gas central heating system, uPVC double glazed windows, gas under floor heating throughout with thermostatic controls over all areas, telephone and Sky television points in the living room and both bedrooms, a video security entry system, and a lift access to all floors. This beautiful apartment is finished to a very high standard, with chrome fixtures and fittings, ceiling spotlights in most of the accommodation, blinds fitted to all windows and excellent storage facilities throughout. The accommodation comprises; very inviting entrance hall with two large built-in storage cupboards, one with plumbing for a washer/dryer, contemporary open plan living room and kitchen with balcony overlooking the front of the property, and stylish high quality 'Leicht' German kitchen, immaculately presented master bedroom with superb built-in floor to ceiling wardrobes and luxury en-suite bathroom, further comfortably proportioned double bedroom with excellent floor to ceiling wardrobes with direct access into the Jack and Jill stylish shower room. Outside there are well maintained communal grounds managed under a factoring contract, and there are two exclusive parking spaces within the resident car park. Included in the sale is all blinds and the washer/dryer. Internal viewing is highly recommended to fully appreciate this delightful top floor apartment with a great outlook.

## LOCALITY

Oakhill Grange is a small, exclusive development comprising luxury apartments and executive dwellinghouses, by the award winning Dandara Homes, within the heart of the West End of Aberdeen and conveniently placed within easy reach of Aberdeen Royal Infirmary and many amenities. These include a range of shops, cafes, and restaurants, leisure and recreational facilities, public transport, excellent Primary and Secondary Schools, and private educational facilities. The City Centre is within walking distance and excellent road links ensure ease of access to other parts of the City, including the Industrial Estates, Hill of Rubislaw, and the retail and leisure facilities at the Bridge of Dee.



### ENTRANCE HALL

Very welcoming T-shaped entrance hall with high ceilings throughout the apartment, giving access to all accommodation through walnut veneer internal doors with chrome handles, and enjoying fresh white décor and beige oak Pergo laminate flooring which is featured throughout. Two generously sized built-in storage cupboards, one housing the fuse box and control box for the under floor heating, and also providing hanging and shelving space. The other cupboard is used as a utility store, with plumbing for a washer/dryer, hot water tank and further shelving space. Video security entry system. Smoke detector. Spotlights.

### LOUNGE/KITCHEN

27'7" x 15'5" (width of lounge)/9'4" (width of kitchen) approx.

Instantly appealing lounge with great outlook over the rest of the Oakhill Grange development, offering an contemporary living and dining space with fresh white décor and Pergo beige oak laminate flooring. This bright and airy room is an ideal entertaining space, with patio doors to the front out onto the balcony area, and two further large side facing windows, allowing a great deal of natural light into the room. The balcony features timber decking and glass balustrades, providing an additional living space to relax with lovely views.

On open plan to the lounge area, the 'Leicht' German kitchen is fitted with a quality range of pear wood gloss base units and cream gloss wall units with under unit lighting, co-ordinating marble worktops and stylish tiled splashbacks. The kitchen is fully equipped with Siemens double oven and microwave, Siemens induction hob with stainless steel extractor hood above, large integral fridge and freezer, integral dishwasher and 1 ½ stainless steel sink with drainer. Concealed wall mounted Baxi boiler.

### MASTER BEDROOM

14'7" x 11'6" approx. including wardrobes.

Spacious immaculately presented master bedroom with en-suite bathroom. Large front facing picture window allowing ample natural light into the room. Fantastic floor to ceiling built-in wardrobes with part mirror fronted and part opaque glass sliding doors spanning the length of one wall of this delightful bedroom, providing superb hanging, shelving and drawer space. There is also ample space within the room for free standing storage furniture. Hatch to loft.

### EN-SUITE BATHROOM

6'9" x 4'4" approx.

Luxury bathroom fitted with a white three piece Duravit suite and wall tiling around the suite and co-ordinating tiled flooring. Bath with mixer taps, overhead shower and glass shower screen, wc with concealed cistern and wall hung wash hand basin with mixer tap and wall mounted mirror above. Concealed walnut storage cabinet, with mirror and housing the shaver point. Chrome heated towel rail.

### BEDROOM 2

11'8" x 10'11" approx. including wardrobes.

A comfortably proportioned second double bedroom to the front of the property. Superb floor to ceiling built-in wardrobes with part mirror fronted and part opaque glass sliding doors spanning the whole length of the room, providing excellent hanging, shelving and drawer space. Also within the wardrobes is the TV point. Access into the Jack and Jill shower room. Stylish light fitting.

### SHOWER ROOM

7'7" x 5'4" approx.

Jack and Jill shower room accessed from the hall and also the second bedroom. This stylish shower room features wall tiling around the suite and co-ordinating tiled flooring. Walk-in shower cubicle with glass door and Rainfall and detachable shower heads, and white Duravit wc with concealed cistern and wall hung wash hand basin with mixer tap and wall mounted mirror above. Concealed walnut storage cabinet, with mirror and housing the shaver point. Chrome heated towel rail.

### OUTSIDE

There are well maintained landscaped grounds surrounding the property, mostly laid to lawn with several attractive planted borders. There are two exclusive parking spaces within paved resident car park. Communal bin store and bike shed.

### DIRECTIONS

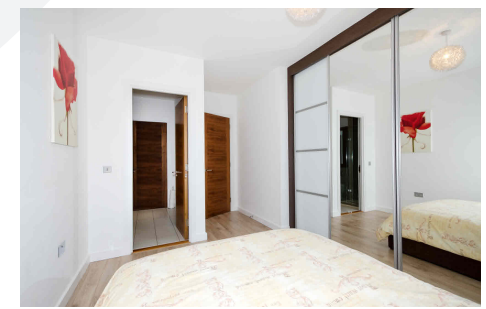
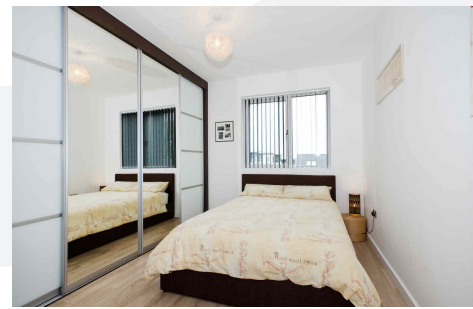
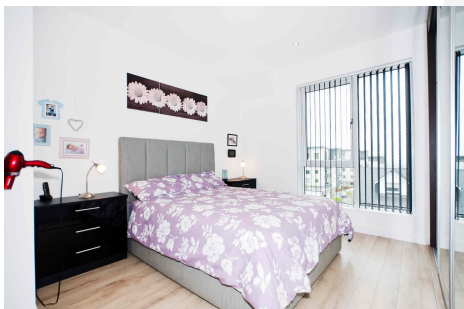
From the West End of Union Street continue onto Alford Place and then onto Albyn Place. At the Queens Cross roundabout take the third exit onto Fountainhall Road and continue to the end of the road. Turn left onto King's Gate and carry on just past the Atholl Hotel, and then turn right onto Oakhill Road and the entrance to Oakhill Grange is second on the right. Follow the road round to the left, and Lewis House is situated on the left hand side, as indicated by our for sale sign.

### VIEWING

Tel: 07943110708 (Mr & Mrs Reid)

### DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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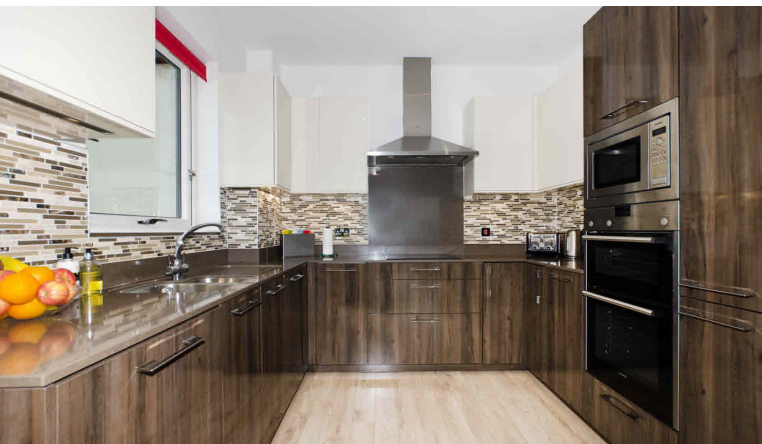
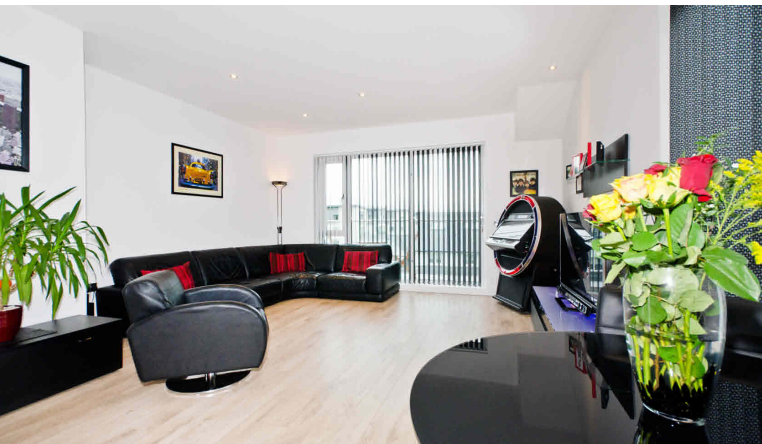
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