



## END-TERRACE TOWNHOUSE

97 GRANDHOLM CRESCENT  
GRANDHOLM VILLAGE  
ABERDEEN, AB22 8AY

RECEPTION HALL  
LOUNGE & DINING ROOM  
DINING KITCHEN  
MASTER BEDROOM/EN-SUITE  
3 FURTHER DOUBLE BEDS  
FAMILY BATHROOM  
SHOWER ROOM  
HOME OFFICE & UTILITY ROOM  
INTEGRAL SINGLE GARAGE  
CAR PORT  
GAS CH/DG/INTRUDER ALARM  
FACTORED DEVELOPMENT



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£310,000**

## DESCRIPTION

We are delighted to offer for sale this impressive, four bedroomed, end-terraced townhouse which forms part of the exclusive Grandholm Village development. Enjoying a particularly bright and airy aspect, this superb home boasts tasteful decor which is complemented by a combination of practical floor coverings and is presented in immaculate order throughout, allowing a purchaser to move in with the minimum of inconvenience. The accommodation is thoughtfully laid out over three floors and provides an ideal opportunity for an executive couple, or a family. With the comforts of gas fired central heating, full double glazing, an intruder alarm system, and television aerials/telephone points in most rooms, further benefits include an integral single car garage, convenient shower room and utility room on the ground floor level, an elevated wooden deck accessed via patio doors from the lounge, and an en-suite facility off the master bedroom. Included in the sale are all carpets, floor coverings, light fittings, and integrated white goods in the kitchen. This highly desirable property, which genuinely must be viewed to be fully appreciated, comprises: welcoming reception hall, home office, pleasant guest bedroom, shower room, utility room, and access to the integral single garage on the ground floor. Located on the first floor are the comfortably proportioned lounge, the well equipped dining kitchen fitted with a comprehensive range of cherry wood effect cabinets, and the formal dining room. On the top floor a bright and spacious master bedroom with en-suite shower room, two further double bedrooms each benefiting from built-in wardrobe facilities, and a family bathroom with white suite, completes the accommodation. To the rear of the property is exclusive parking for up to 3 cars and the development boasts attractively landscaped communal garden grounds which are maintained to a high standard under a factoring agreement.

## LOCALITY

Grandholm Village is an exclusive and imaginatively designed development lying within the Danestone area of the city and close to a wide range of amenities. At the hub of the village is a Grade A Listed Mill, part of which houses a reputable restaurant. There are also a number of office units, beauty salon and hairdresser within the development, with excellent shopping, recreational, educational, and transport facilities available at nearby Danestone and Bridge of Don. Residents of the Village also enjoy the benefit of use of Grandholm Bridge, which allows easy access to the city centre.



## RECEPTION HALL

The welcoming hallway is accessed via a partially glazed front door, and boasts tasteful decor with laminate wood flooring, and white panelled doors providing access to all rooms on the ground floor level. Built-in cloak cupboard with light housing the electric meter and fusebox. Staircase leading to the first floor. Two chrome light fittings. Smoke detector. Intruder alarm control panel. Side facing window. Door to integral garage.

## HOME OFFICE

Bright room with front facing window and ample space for office furniture. Floating wall shelves. Telephone point with Broadband connection. Carpeted floor.

8'11" x 5'2" approx

## GUEST BEDROOM

Pleasant bedroom located to the front of the property. Neutral decor and co-ordinating carpet. The large wardrobe will remain.

11'4" x 10'6" approx

## SHOWER ROOM

Fully tiled and fitted with a white wc; wall mounted wash hand basin; and corner shower enclosure fitted with chrome multi-jet shower and curved glass doors. Fitted wall mirror and glass wall shelf. Chrome ladder style radiator. Recessed downlighters and extractor fan. Tiled floor and wall coverings.

## UTILITY ROOM

Conveniently located to the rear of the property and fitted with a stainless steel sink in base unit, contrasting worktop, and ceramic tiled splashback. Plumbed for washing machine. Vented for tumble dryer. Extractor fan. Vinyl floor covering. Partially glazed door and window to the rear.

9'8" x 5'3" approx

## FIRST FLOOR

A carpeted, turned staircase with wooden spindles and handrail leads to the first floor landing where partially glazed/panelled doors lead to all rooms on this level. Smoke detector. Chrome spotlight fitting.

## LOUNGE

This tastefully presented room is comfortably proportioned and enjoys a quiet aspect. Rear facing window and patio doors leading onto an elevated wooden deck which provides a pleasant environment for outdoor relaxation. Two chrome spotlight fittings. Carpeted floor. Television aerial point with satellite connection.

20'2" x 13'8" approx

## DINING ROOM

Attractively presented room, the dimensions of which can easily accommodate a full range of dining furniture. Corner, full height windows providing a pleasant open aspect, and allow a good flow of natural light. Contemporary chrome light fitting. fitting. Laminate wood flooring.

14'8" x 11'7" approx

## DINING KITCHEN

Superb dining kitchen located to the front of the home and fitted with a comprehensive range of cherry effect base, eye level and drawer units finished with brushed chrome handles, contrasting black worktops and splashback tiling. One and a half bowl stainless steel sink and drainer with mixer tap. Four burner gas hob with concealed extractor hood above. Eye level electric double oven/grill. Integrated fridge/freezer. and dishwasher. Wall mounted central heating boiler concealed behind unit. Ample space for informal dining at table and chairs. Recessed downlighters. Vinyl floor covering.

16'8" x 10'2" approx

## TOP FLOOR

The carpeted staircase extends to the top floor. Hatch to insulated loft space with light. Shelved airing cupboard housing water tank. Spotlight track. Smoke detector.

## MASTER BEDROOM

Bright and spacious bedroom featuring attractive decor and neutral coloured carpet, with two windows offering a pleasant aspect to the rear. A triple door wardrobe provides generous hanging and shelving facilities. Two chrome spotlight fittings.

18' x 10'7" approx

## EN-SUITE

Fitted with a white wc and wash hand basin, both contained within a vanity unit, and glazed shower enclosure fitted with chrome mains powered shower. Ceramic wall tiling to dado height. Shaver socket. Double towel rail and co-ordinating accessories. Extractor fan. Recessed downlighters. Vinyl flooring.

## DOUBLE BEDROOM 2

Located to the front of the home and benefiting from a built-in wardrobe. Carpeted floor.

10'5" x 8'7" approx

## DOUBLE BEDROOM 3

Particularly bright room with corner full height windows providing an open aspect. Built-in wardrobe fitted with hanging rail and shelf. Neutral coloured carpet.

12'5" x 11'9" approx

## FAMILY BATHROOM

Good sized bathroom fitted with a white 3-piece suite comprising: wc and wash hand basin, both contained within a white vanity unit; and bath with shower/mixer tap and glass screen. Ceramic wall tiling within the bath area and to dado height elsewhere. Chrome towel rail and co-ordinating accessories. Recessed downlighters. Extractor fan. Vinyl floor covering. Built-in shelved linen cupboard.

10'3" x 6'7" approx

## OUTSIDE

Neatly landscaped garden areas at the front and side of the property. At the rear a shared loc-bloc drive provides access to a car port where there is parking for two cars, with a third space adjacent to the property. Outside lighting.

## SINGLE GARAGE

Fitted with ample storage units and shelves, the garage has an up and over door, power, light and water supply.

## DIRECTIONS

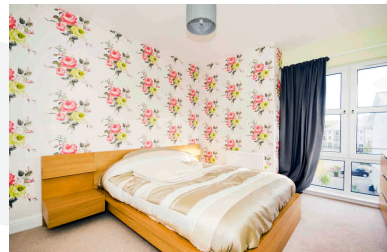
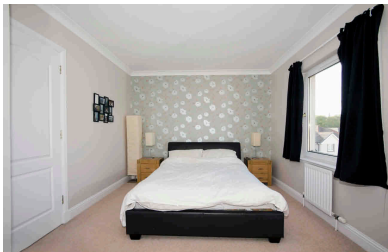
Travel to Bridge of Don via King Street. Cross the Bridge of Don, turning left at the traffic lights onto Balgownie Road, following the road where it veers to the left, then turn left onto Balgownie Drive. Turn first left onto Grandholm Crescent where number 97 is clearly identifiable on the left hand side.

## VIEWING

Contact Selling Agents for daytime viewings, evenings and weekends telephone 07714 140197 or 07912 788495 (Pierce).

## Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)

[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



**GAVIN BAIN  
& COMPANY**  
Solicitors and Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen AB10 1TR  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



## END-TERRACE TOWNHOUSE

97 GRANDHOLM CRESCENT, GRANDHOLM VILLAGE  
ABERDEEN, AB22 8AY

RECEPTION HALL  
LOUNGE & DINING ROOM  
DINING KITCHEN  
MASTER BEDROOM/EN-SUITE  
3 FURTHER DOUBLE BEDS  
FAMILY BATHROOM  
SHOWER ROOM  
HOME OFFICE & UTILITY ROOM  
INTEGRAL SINGLE GARAGE  
CAR PORT



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over  
**£310,000**