



## GROUND FLOOR APARTMENT

14 BERRYWELL PLACE  
DYCE, ABERDEEN, AB21 7BQ

HALL  
LOUNGE  
FITTED KITCHEN  
2 DOUBLE BEDROOMS  
BATHROOM  
GCH/DG  
RESIDENTS' PARKING  
COMMUNAL GARDENS



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



Offers Over

**£98,000**

We are pleased to offer for sale this spacious, two bedroom apartment which is situated on the ground floor of a three storey building located in a quiet residential development in the popular town of Dyce. Offering well proportioned rooms benefits include gas fired central heating, uPVC double glazed windows, a Smart meter, regulation compliant smoke alarms, a superfast Broadband facility, satellite TV connectivity, and a door entry system. Included in the sale are all window dressings, light fittings, and integrated appliances in the kitchen.

Central to the home is the hall with vinyl wood effect flooring and white panelled interior doors which provide access to all rooms. Four large storage cupboards, one housing the electric fusebox, one shelved, one for laundry equipment and tooling, plus another one fitted with hanging rail and shelf provide ample built-in storage facilities. Located at the front of the home is the generously proportioned lounge which features co-ordinating décor and carpet with a wooden venetian blind and full length curtains adorning the window. Offering a pleasant outlook to the rear is the light and airy kitchen, upgraded in October 2022, and fitted with a range of sage coloured shaker-style cabinets complemented by brushed steel handles, wood effect work surfaces and splashback tiling. The floor is fitted with light grey wood effect vinyl click flooring. Integrated appliances include a touch-control ceramic hob, eye-level combination microwave oven and fan-assisted oven/grill, whilst there is floor space to accommodate a washing machine, fridge/freezer, and dishwasher. Each of the double bedrooms benefit from deep built-in wardrobes fitted with hanging rails and shelves, with day/night roller blinds and curtains fitted to the windows and carpeting to the floors. Completing the accommodation is the smart, fully modernised bathroom which is fitted with contemporary white sanitary ware built into a vanity unit, and bath with electric shower above. Extensive ceramic tiling protects the walls and the floor is fitted with vinyl tile effect flooring.

Outside there is an exclusive store in the outer hall, the communal garden areas are laid mainly in grass and there is ample parking on street and within a residents' car park.

#### LOCATION

Dyce is an established residential suburb, popular with families and located within easy reach by car, bus, or rail of Aberdeen City Centre. The suburb is served by a wealth of local amenities including primary and secondary schools, a range of shops serving everyday needs, an Asda supermarket, and recreational facilities including a swimming pool, library, bowling green, and community centre. Aberdeen International Airport is close by, as are the business parks at Dyce and Bridge of Don. Aberdeen Western Peripheral Route, the "AWPR", is also easily accessible and provides a quick route to all areas lying to the north and south of Aberdeen City.

**HALL**  
**LOUNGE**  
**FITTED KITCHEN**  
**DOUBLE BEDROOM 1**  
**DOUBLE BEDROOM 2**  
**BATHROOM**

4.19m x 4.06m (13'9" x 13'4") approx  
 3.22m x 3.1m (10'7" x 10'2") approx  
 4.06m x 2.44m (13'4" x 8') approx  
 4.06m x 2.74m (13'4" x 9') approx

#### DIRECTIONS

From Aberdeen travel northwards to Dyce via Great Northern Road and Auchmill Road following the signs to Dyce. Travel a good distance along Victoria Street then turn right into Berrywell Gardens. Follow the road round to the right where Berrywell Place is located on the right hand side. Pedestrian access to the property is via the front of the building numbered 1-6 where number 14 is clearly identifiable by our For Sale poster.

#### VIEWING

Mon-Fri after 6pm or anytime weekends  
 T.07932 228852

#### 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.



Floorplans are indicative only - not to scale  
 Produced by Plushplans



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