

**48 Cypress Grove,**  
Bridge Of Don, Aberdeen, AB23 8LB

Price Over  
**£129,000**

 2  1  1   58 m<sup>2</sup> EPC C Council Tax Band C



**Contact Seller**

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**Features**



Garden



Ground floor bedroom & bathroom



Self contained



On street parking



Off street parking

**Description**

Enjoying a prime position in the heart of a sought after development in Bridge of Don, the opportunity has arisen to purchase this most impressive **two bedroom ground floor apartment with self contained entrance.**

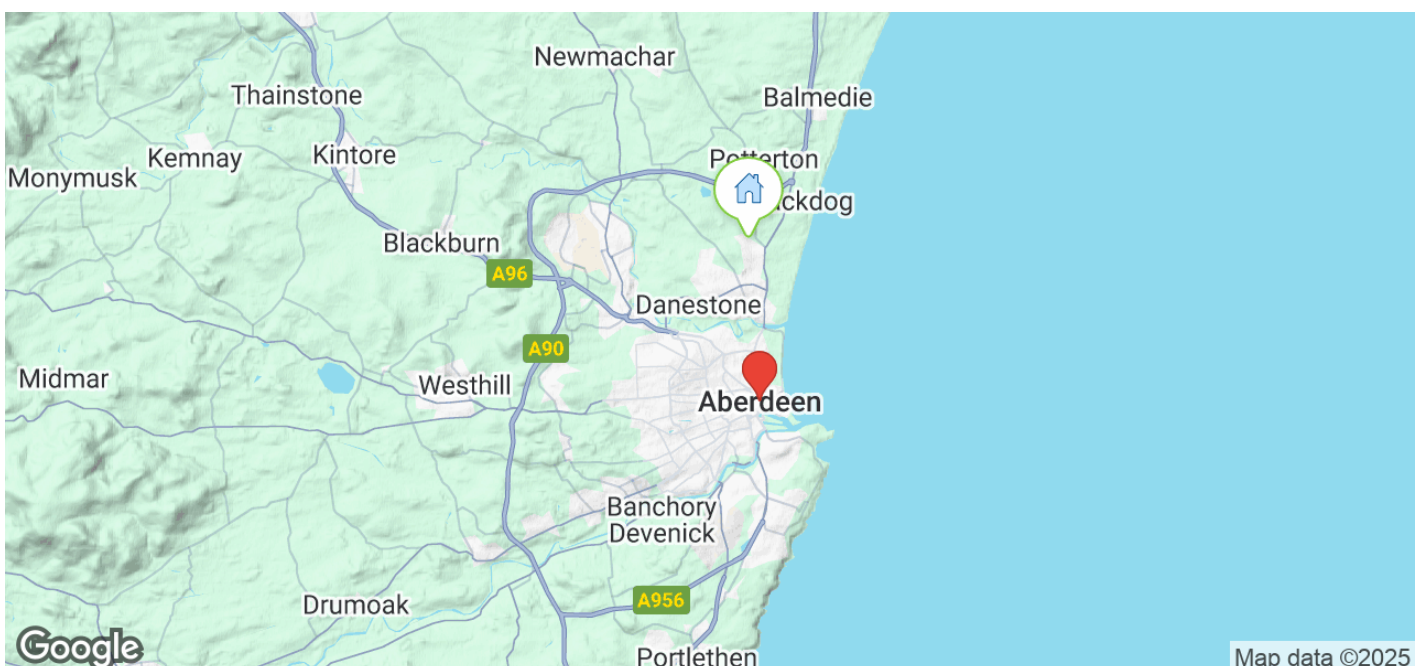
Benefitting from an exclusive garden and allocated parking space, this truly beautiful home has been extensively renovated and modernised to a standard of finish which can only be appreciated by viewing. Undoubtedly one of the finest examples of its type with stylish interiors and quality finishes, the property presents the perfect purchase for first time buyers, professional person / couple, students, or a buy-to-let investor. Further benefits include gas central heating, double glazing and ample storage facilities throughout.

- Spacious Ground Floor Flat

- 2 Double Bedrooms
- Self Contained Entrance
- Gas C.H & D.G
- Exclusive Garden
- Allocated Parking Space

The accommodation comprises most welcoming entrance vestibule which leads to the exceptionally spacious front facing lounge which provides ample space for freestanding furniture. Access is provided to the inner hallway which benefits from four large built in cupboards and offers access to the remaining accommodation. Situated to the rear, the generously proportioned dining kitchen is comprehensively equipped with an extensive range of stylish wall / base mounted units incorporating ample contrasting work surfaces, coordinating splashback panelling, under unit lighting and numerous quality integrated appliances. Ample space is available for dining furniture. There are two bright and airy double bedrooms which are immaculately presented in fresh neutral tones, both of which benefit from built in wardrobes with mirrored sliding doors. Completing the accommodation, the bathroom has an opaque window to the front and is fitted with a white three piece suite incorporating a shower over the bath.

**Location** Bridge of Don area is well served by local amenities, including a variety of shops serving everyday needs, Lidl, Asda and Tesco supermarkets, primary and secondary schools, health centres, pubs, and restaurants. Conveniently located for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, a regular public transport service operates to and from the City Centre. Leisure facilities include a community centre with swimming pool, a state-of-the-art private fitness club in nearby Danestone, pleasant walks along the banks of the River Don, at Brig o' Balgownie, along the nature reserve and estuary at Bridge of Don, and within the picturesque open spaces at Seaton Park. There are also several challenging golf courses close by including Royal Aberdeen, Murcar, and the world renowned Trump International Resort.



### Accommodation comprises

Entrance Vestibule: 2.10m x 0.93m (6'11" x 3'1") approx.

Lounge: 4.08m x 3.58m (13'5" x 11'9") approx.

Inner Hallway: 3.81m x 2.13m (12'6" x 7') approx.

Dining Kitchen: 2.92m x 2.66m (9'7" x 8'9") approx.

Bedroom: 3.88m x 2.74m (12'9" x 9') approx.

Bedroom: 3.60m x 2.71m (11'10" x 8'11") approx.

Bathroom: 2.08m x 1.85m (6'10" x 6'1") approx.

### **(Outside)**

The property benefits from an allocated parking space in the residents car park. A large exclusive area of garden to the front is mainly laid to lawn and a paved pathway leads to the entrance of the property.

### **(Other information)**

All carpets, blinds, most curtains, light fittings and shades will remain together with all kitchen white goods and garden shed. Please note that the light fitting and curtains in the second bedroom will be removed.

### **Floorplan**





# Photo gallery



## **View this property here**

<https://www.aspc.co.uk/search/property/424092/48-Cypress-Grove/Aberdeen/>

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