FOR SALE







Ardross Street, Grandhome

2 Bedrooms, 1 Bathroom, Bungalow

Offers In The Region Of £240,000

MARTIN&CO



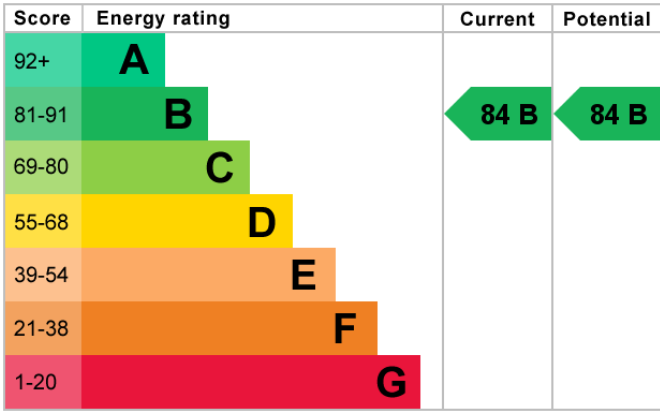
- Ideal First Time Buyer Opportunity
- Ideal Family Home
- Virtual and Video Tour Available
- Property Must Be Viewed
- Excellent transportation links
- Local amenities nearby
- 2 Allocated Parking Spaces
- 1 Carport
- Garden

Attractive Ardross Street we are delighted to present to the market this attractive two-bedroom semi-detached bungalow, situated within the popular residential area of Grandhome, Aberdeen. Offering comfortable accommodation all on one level, this property is an ideal opportunity for a variety of buyers, including first-time purchasers, downsizers, couples and those seeking the convenience of single-level living. The property offers excellent potential to create a lovely home, with well-proportioned accommodation and the added appeal of a convenient residential location. Bungalow properties are always popular due to their accessibility and practical layout, making this an appealing option for those looking for a home that can adapt to changing lifestyle needs.

Grandhome is well placed for access to the nearby Bridge of Don and Danestone areas, both of which offer a range of everyday amenities, including supermarkets, local shops, cafés, restaurants, healthcare facilities and leisure opportunities. There are also a selection of primary and secondary schools nearby, making the location suitable for a range of buyers.

For commuters, the property benefits from convenient access to Aberdeen city centre, Dyce and the surrounding business and employment areas, with public transport links available locally and road connections providing access across the city and beyond.

The surrounding area also offers a variety of outdoor and recreational opportunities, with nearby green spaces, walking routes and coastal attractions providing excellent options for enjoying the outdoors.





BEDROOM ONE The property boasts a beautifully presented and tastefully decorated double bedroom, finished in a fresh, neutral colour palette to create a bright and relaxing atmosphere. Generously proportioned, the room comfortably accommodates a double bed and benefits from a large window which allows plenty of natural light to flood the space. Further enhancing the room is a contemporary fitted mirrored wardrobe, providing excellent hanging and storage facilities while creating a wonderful sense of space. A lovely, inviting bedroom which offers the perfect retreat at the end of the day.

KITCHEN / DINING AREA The property benefits from a stylish and contemporary fitted kitchen, featuring an attractive range of wood-effect base and wall units, complemented by contrasting work surfaces and a fresh, neutral finish. The well-designed layout offers excellent storage and preparation space, with a range of integrated appliances, including a built-in oven and hob, alongside a washing machine. Further enhanced by recessed ceiling spotlights and attractive wood-effect flooring, this bright and modern kitchen provides a practical yet appealing space for everyday cooking and dining. A lovely addition to this well-presented home. The property further benefits from a bright and welcoming dining area, beautifully presented in fresh, neutral décor and offering an excellent space for both everyday dining and entertaining family and friends. There is ample space for a dining table and chairs, making this a practical and versatile area within the home. A delightful space, perfectly suited to modern day living.

LIVING ROOM The property boasts a spacious and beautifully presented lounge, finished in fresh, neutral décor to create a bright, warm and welcoming living environment. Generously proportioned, the room offers ample space for a range of furnishings, making it ideal for both relaxing and entertaining. A large window allows an abundance of natural light to flood the room, further enhancing the feeling of space. A particularly attractive feature is the contemporary fitted media wall, incorporating a stylish feature fireplace and bespoke TV display area, providing an attractive focal point to the room. Finished with soft carpeting and a charming ceiling light fitting, this lovely lounge offers a comfortable and inviting space in which to unwind.





BATHROOM The property benefits from a modern and well-presented bathroom, fitted with a contemporary three-piece white suite comprising a wash hand basin, WC and spacious walk-in shower enclosure with glazed screen. The shower area is finished with attractive contemporary wall tiling, creating a fresh and stylish appearance. Further features include a wall-mounted heated towel rail, practical vanity storage and a neutral colour scheme which enhances the bright and clean feel of the room. A well-appointed bathroom, offering both style and practicality for modern day living.

BEDROOM TWO The second bedroom is a bright and versatile room, currently utilised as a home office, offering excellent flexibility to suit a variety of requirements. Finished in fresh, neutral décor, the room benefits from a large window which allows plenty of natural light to flood the space, creating a pleasant and airy environment. There is ample room for bedroom furnishings or, alternatively, the space lends itself perfectly to those working from home. Further enhanced by fitted sliding mirrored wardrobes, providing excellent hanging and storage facilities while adding to the feeling of space. A particularly useful and adaptable room which could easily be utilised as a comfortable second bedroom, nursery or home office.

REAR GARDEN/ PARKING To the rear of the property lies an attractive and fully enclosed garden, offering a lovely outdoor space to relax and enjoy during the warmer months. The garden features a paved patio area, ideal for outdoor seating, entertaining and al fresco dining, together with an adjoining garden area providing further space for outdoor enjoyment. The garden is complemented by established shrubs and planting, adding colour, greenery and a degree of privacy. Bounded by timber fencing, the garden offers a pleasant degree of seclusion. A further excellent benefit is the provision of two allocated parking spaces to the rear of the property, with one conveniently situated beneath a covered carport, offering sheltered off-street parking. A lovely combination of outdoor space and convenient private parking, adding further appeal to this attractive bungalow.

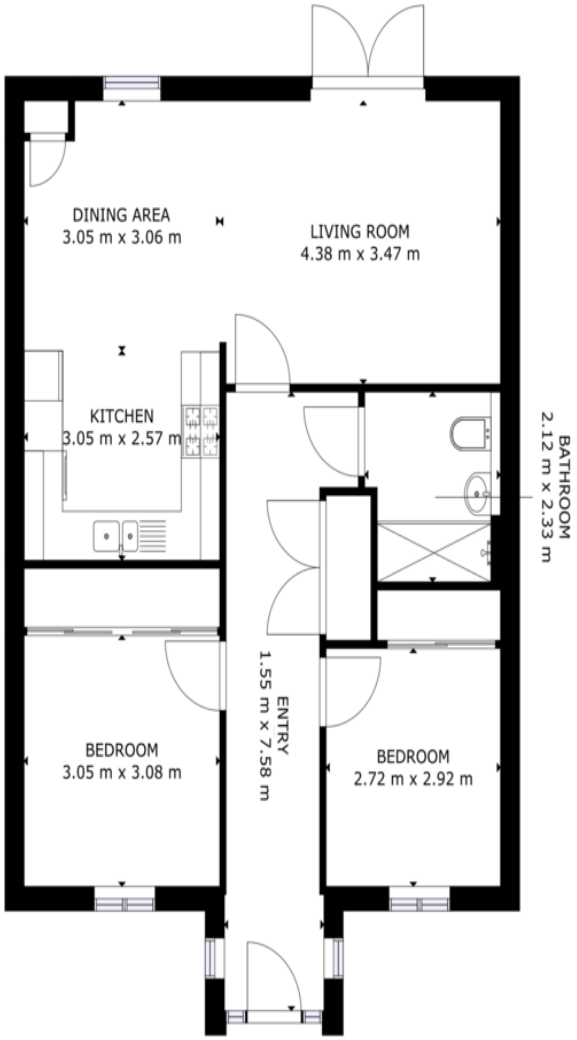












FLOOR 1

GROSS INTERNAL AREA
TOTAL: 74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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The Property Ombudsman