

Elaine Properties (UK) Limited
Specialist Letting Agents



**148 GRANDHOLM CRESCENT
ABERDEEN, AB22 8BA**

£1200 pcm - available 17th January 2009

Professionals, mature students and post graduates preferred.

**THREE BEDROOMED APARTMENT IN MUCH SOUGHT AFTER
CITY CENTRE DEVELOPMENT**

We are delighted to offer for let this LUXURY THREE BEDROOM FIRST FLOOR APARTMENT located within a superior modern development in the heart of the city centre. The development offers residents parking and landscaped grounds. A factoring agreement is in place to take care of the general maintenance and upkeep of all communal areas. The property is presented in excellent order throughout and decorated in neutral space enhancing colours and light maple wood flooring. The well proportioned Lounge and Kitchen enjoy a pleasant situation to the front of the property where one can watch the world go by. The Dining Kitchen is superbly specified with contemporary cabinets and integrated appliances and the Master Bedroom benefits from en-suite facilities. With the advantage of gas central heating, double glazing and protected by a security entry system, the accommodation comprises the following: ENTRANCE HALL, LOUNGE, DINING KITCHEN, THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM and BATHROOM. An ideal property for those who enjoy all the advantages of a city centre lifestyle in a modern and secluded development.

www.elaineproperties.co.uk
EMAIL: enquiry@elaineproperties.co.uk
TEL: 0844 330 20 35

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Grandholm Village was created within and around an historic building, formerly the Crombie Mill famous for producing Crombie Coats for gentry. A huge range of recreational amenities, shopping facilities and dining venues are on the doorstep and all areas of the city centre are within easy walking distance or a short drive.

ENTRANCE HALL

Entry from an exclusive hallway with large windows. External door with security spy hole. Generously proportioned Hall leading to all accommodation. Contemporary maple panelled doors, ceiling cornices and moulded skirting boards. Fully floored with maple wood flooring. Built-in cupboard accommodating the gas meter and distributor board. Deep cupboard providing ample shelved storage. Radiator. Light fittings. Smoke detector. Coat Hooks. Security handset.

LOUNGE

14'8 x 16'4 (4.50m x 5m)

Bright and airy Lounge neutrally decorated and richly carpeted. Pleasant open outlook. Ceiling and moulded skirting boards. Modern light fitting. Radiator. Television point. Telephone point. Large storage cupboard.



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DINING KITCHEN
8'5 x 9'9 (2.57m x 2.97m)

Fully fitted Dining Kitchen with a range of contemporary 'White' style base and wall cabinets incorporating fully integrated appliances to include a gas hob, extractor hood, electric oven, fridge/freezer and washing/drying machine. Concealed gas central heating boiler. White splash-back tiles and stylish stainless steel splash-back behind the hob. Stainless steel sink and drainer and illuminated fly-over. Extractor fan. Space to dine.



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MASTER BEDROOM
12' x 13' (3.66m x 4m)

Good-sized Double Bedroom situated to the rear. Fitted with built-in wardrobes concealed behind sliding doors. Radiator. Triple light fitting. Television point. Telephone point. **EN-SUITE SHOWER ROOM** Fitted with a two-piece suite comprising toilet pedestal and wash hand basin set into a vanity unit with display shelf. Separate shower cabinet with mains fed shower. Slate effect water resistant wood floor covering. Radiator. Twin light fittings. Shaver point.



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BEDROOM 2

10' x 8'8 (3.05m x 2.64m)

Further Double Bedroom with the advantage of fitted wardrobes with sliding doors. Rear-facing aspect. Radiator. Light fitting. Telephone point.



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BEDROOM 3

10' x 8'8 (3.05m x 2.64m)

Further Double Bedroom. Rear-facing aspect. Radiator. Light fitting. Telephone point.



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BATHROOM

Modern and tastefully presented Bathroom. Fitted with a white three-piece suite comprising toilet pedestal, wash hand basin, set into a vanity cabinet with illuminated mirror, and bath with mains fed shower and screen. Decorative tiling in complementary colour scheme. Slate effect water resistant wooden floor covering. Shaver point. Radiator. Ceiling light fitting. Extractor fan.



EXTERNAL

The immaculate and extremely well-maintained communal halls are bright and spacious. A security entry system protects the building. The flat has both a front and rear access door.

The courtyard style resident's car park at the rear of the property. An exclusive, key fob space is allocated to the householder to allow access over the private residents bridge, providing instant access to the city centre.

The development is surrounded by neatly tended landscaped grounds. Bin Store.

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Local village amenities comprise of;

- ✓ Spice Mill Indian Restaurant,
- ✓ Hair and Beauty Salon,
- ✓ Tinto Architecture,
- ✓ Dental Surgery,
- ✓ Recruitment consultants,
- ✓ E-commerce consultants,
- ✓ Grandholm Construction,

A short walk;

- ✓ Tesco 24 hour superstore,
- ✓ Bannatyne's Health and Fitness club,
- ✓ Bridge of Don Technology park.



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Hair and Beauty Salon



Indian Restaurant

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Terrace at rear of restaurant



The Mill Laid

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Residents exclusive access to the city centre by a key fob which activates the bollards

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Grandholm Crescent



Residents factored grounds

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Residents factored grounds



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Residents factored grounds



Looking onto the river Don with Grandholm Village in the background

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Pedestrian bridge providing access by foot into the city



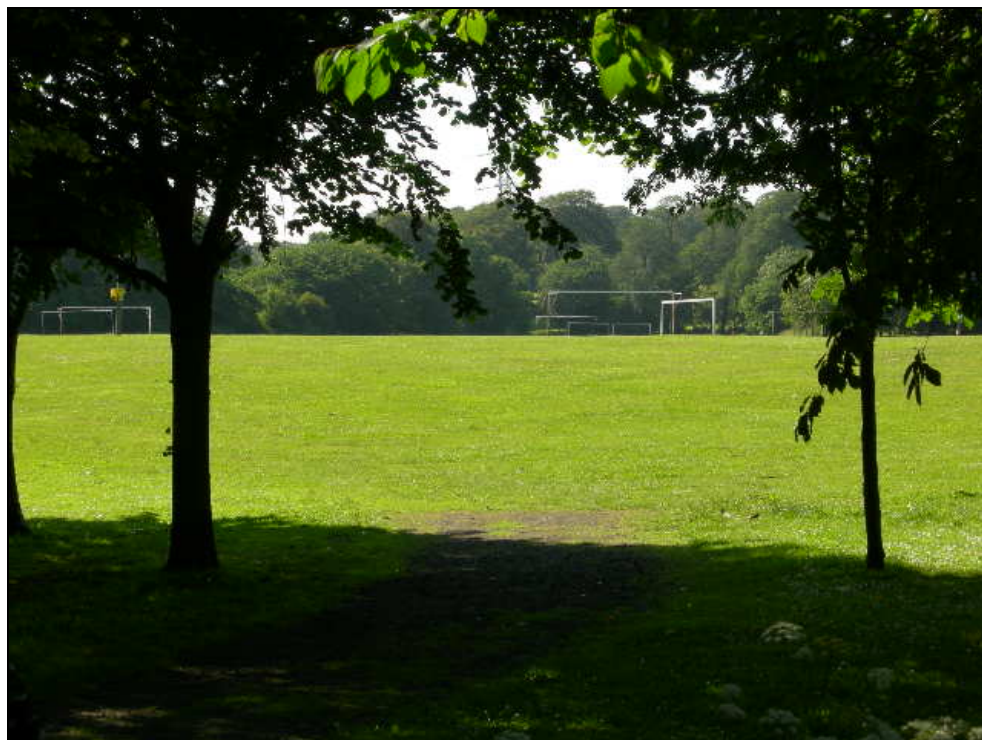
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Rover side walks



Looking onto the river Don with Grandholm Village in the background

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Open playing fields nearby
AMENITIES ADJACENT TO THE APARTMENT IN AND AROUND THE CITY CENTRE:



NEW UNION SQUARE SHOPPING CENTRE

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ABERDEEN EXHIBITION AND CONFERENCE CENTRE
– HOSTS MUSIC CONCERTS, WORLD SPORT TOURNAMENTS, AND MANY
MORE.



HIS MAJESTY'S THEATRE & UNION TERRACE GARDENS



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MARSHALL COLLEGE



ABERDEEN MARITIME MUSEUM



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KINGS COLLEGE – ABERDEEN UNIVERSITY



PROVOST SKENE'S HOUSE

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FAMOUS HOGMANAY STREET PARTY – UNION STREET



BALMORAL CASTLE – THE QUEENS PALACE