

60 Cloverhill Crescent

BRIDGE OF DON, ABERDEEN, AB22 8RQ



*SPACIOUS 2 BEDROOM GROUND
FLOOR FLAT, WITHIN CITY BOUNDARIES*



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A security entry system allows access to the immaculate communal hallway and stairs. A factoring arrangement is in place to ensure that the communal residential areas are maintained to a high standard. Offering generous-sized accommodation with fresh neutral décor, and further benefitting from UPVC double glazing and gas central heating.

With its location, not far from the city centre, or Aberdeen University this property would be a superb first-time purchase and would suit a professional couple the student, or a fantastic buy-to-let investment. Early viewing is highly recommended.

The accommodation comprises an entrance hall, leading to a huge lounge flooded with natural light from the large dual-aspect windows, the dining kitchen is fitted with a range of wall and base-mounted units with contrasting worktops, with ample space for a choice of stand-alone or integrated appliances.







The two double bedrooms are large enough to accommodate a large double bed and multiple styles of bedroom furniture. The centrally located bathroom room is fitted with white sanitary ware, with a shower over the bath, and completes the accommodation.

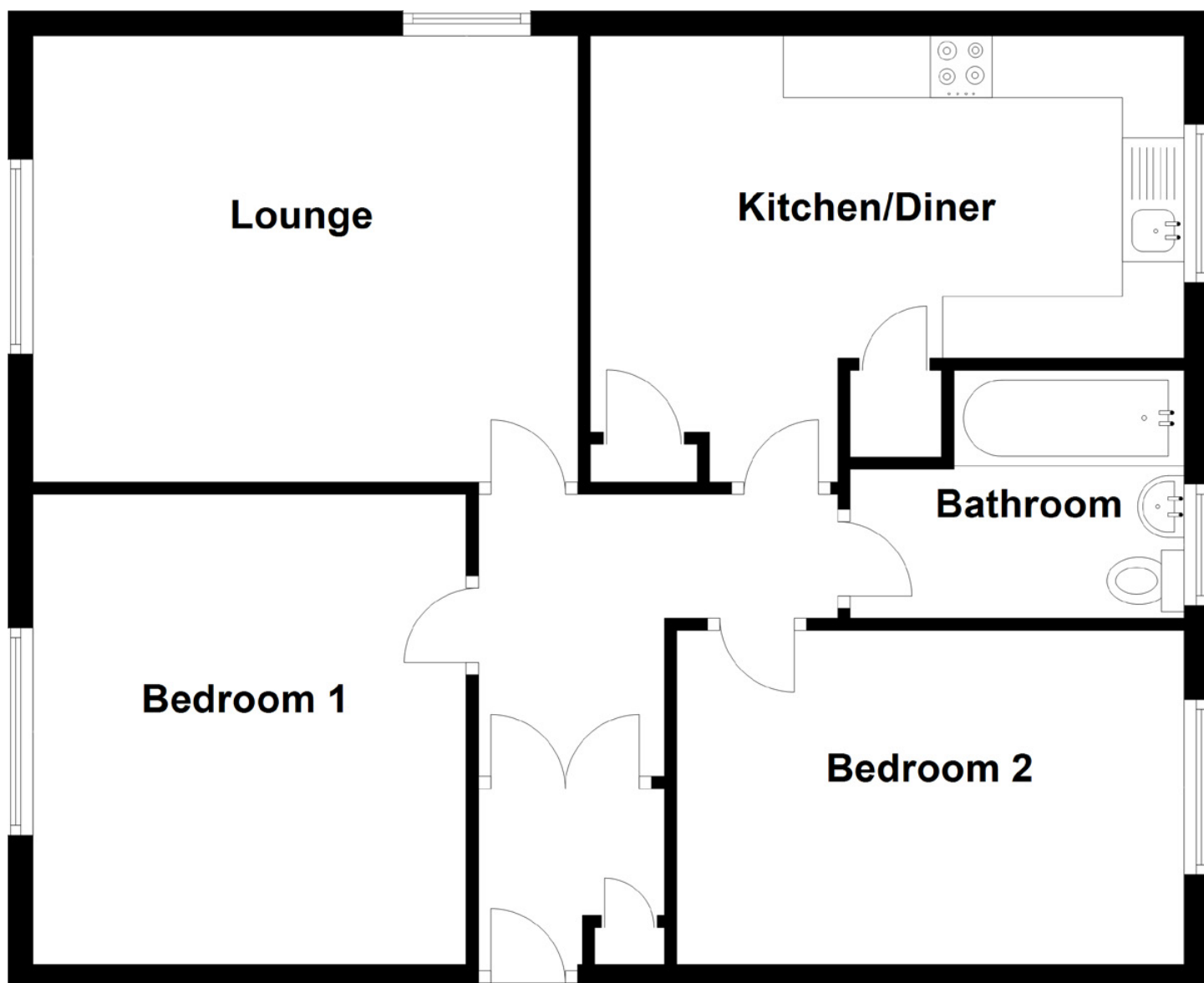




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 75m²
EPC Rating: D

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen/Diner	4.80m (15'9") x 3.60m (11'10")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.00m (6'7")

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings, shades, and integrated kitchen appliances. All other soft furnishings are available by separate negotiation.

Private parking is available in an adjacent car park with ample parking for visitors and has communal bin areas. Each property benefits from a large secure cupboard at the main entrance, perfect for mountain bikes or outdoor accessories. The communal areas within the development including the grassed areas and car park are maintained under a factoring agreement.

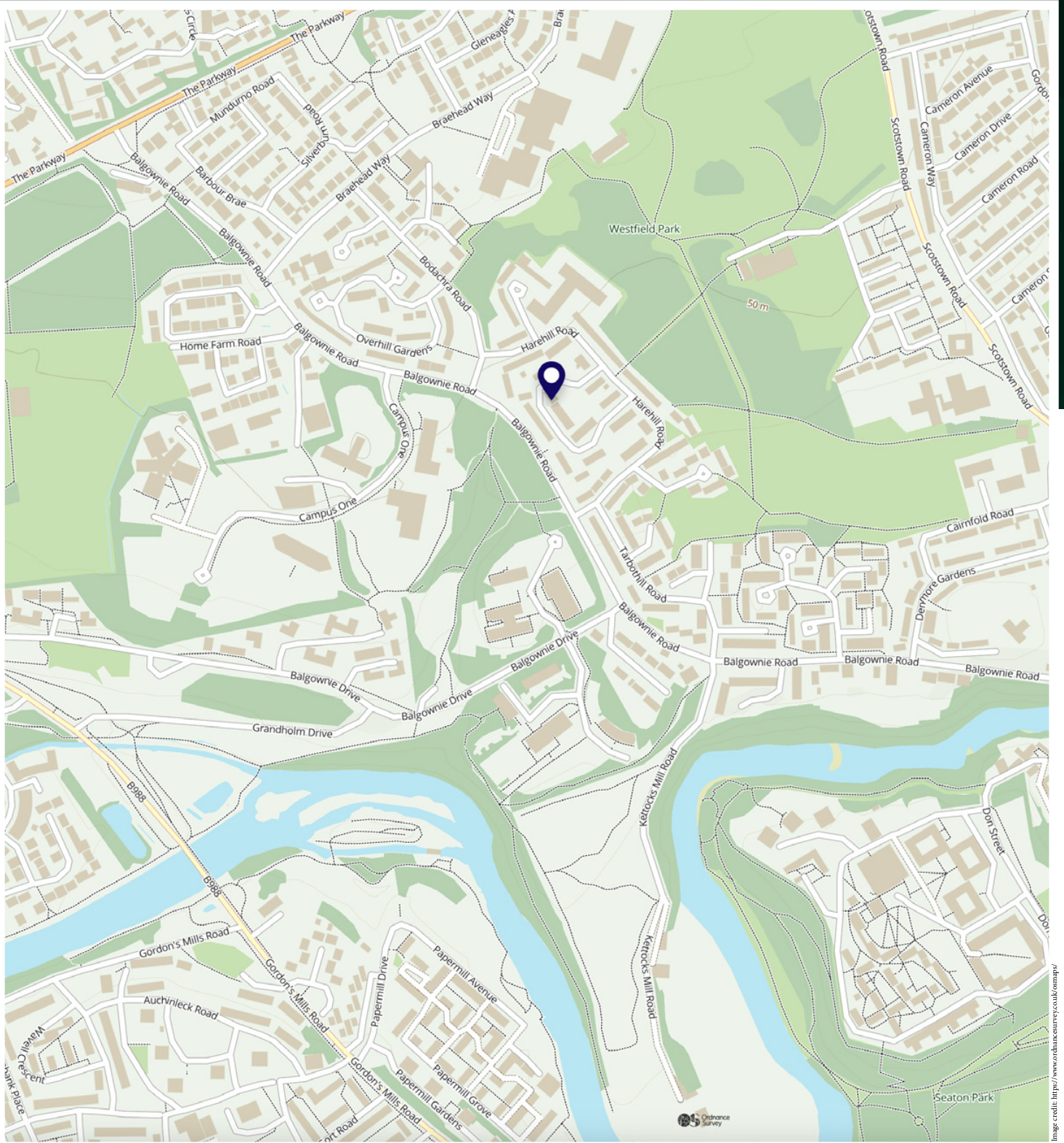




60 Cloverhill Crescent is a generously proportioned two-bedroom property situated in a popular residential suburb of Aberdeen. Excellent and regular public transport links are available to and from the city centre, and the new (AWPR) Aberdeen Western Peripheral Route makes all industrial areas north and south of the city readily accessible including Dyce International Airport.

The Bridge of Don enjoys extensive open parks and landscaped areas with a multitude of outdoor activities and pursuits available close by. Locally there is a fantastic range of community facilities including children's nurseries, highly regarded primary schools, and secondary schools. There are excellent shopping facilities in and around the area. The property would also be ideal for those working at the office and industrial complexes that are situated in Bridge of Don.

The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.



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