



**SPACIOUS SELF CONTAINED DOUBLE FRONTED APARTMENT WITHIN
A LANDSCAPED AND SHELTERED COURTYARD IN THE WEST END OF ABERDEEN**

APARTMENT 7, GORDONDALE COURT, GORDONDALE ROAD, ABERDEEN, AB15 5GB

savills

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GORDONDALE ROAD, ABERDEEN, AB15 5GB

Vestibule ♦ Hallway ♦ Sitting room ♦ Dining kitchen ♦ Two
double bedrooms ♦ Shower room ♦ Private courtyard parking

EPC = E

Aberdeen city 2 miles, Aberdeen Airport 6 miles, Aberdeen Royal
Infirmary 1 mile

Location

Gordondale Road is an established residential area of Aberdeen in the west end. A great number of local amenities are within walking distance as is regular transport to many parts of the city and the city centre itself is only about five minutes drive from the property. The recreational Victoria and Westburn parks offer excellent outdoor space and are close to the campus of Aberdeen Royal Infirmary. Rosemount itself offers national supermarkets and an array of independent retailers including a fishmonger, cheesemonger, butcher, florist, chemist, wool shop, ice cream and confectionery shop, along with restaurants and cafés.

Description

Gordondale Court is a small and exclusive development where residents must be a minimum of 55 years or over. Mature and landscaped grounds provide ample private courtyard parking. For social events and activities there is a communal residents' lounge and there is shared access to a guest suite which can be reserved for visiting family or friends. There is an on site manager's office and a monthly factoring fee covers the maintenance of the communal areas, garden grounds and buildings insurance.

Forming part of Gordondale House, number 7 is a self contained, double fronted ground floor apartment. Due to the location being the former main house, there are high ceilings, moulded plaster work, deep skirting boards and wood panelling.



Accommodation

The vestibule with French style doors opens into a spacious square hallway. A large triple pane aspect dominates the sitting room providing good natural light. The main features are a fireplace and alcove. The dining kitchen is open plan and well fitted with a comprehensive range of base, wall and drawer cabinets, complemented by contrasting work surfaces. The principal bedroom has an attractive box bay window and fitted wardrobes providing ample hanging and storage space. Adjacent, but not en suite, is the shower room with wet room style shower enclosure. The configuration is completed by a front aspect bedroom with built in double wardrobes.







Outside

Communal, mature and landscaped grounds also provide alfresco seating areas. Private courtyard parking.

Services

Electric heating. Secondary glazing.

Fixtures and fittings

All fitted carpets, fitted floor coverings, lights and bathroom fittings are included.

Local Authority

Aberdeen City Council Band E

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

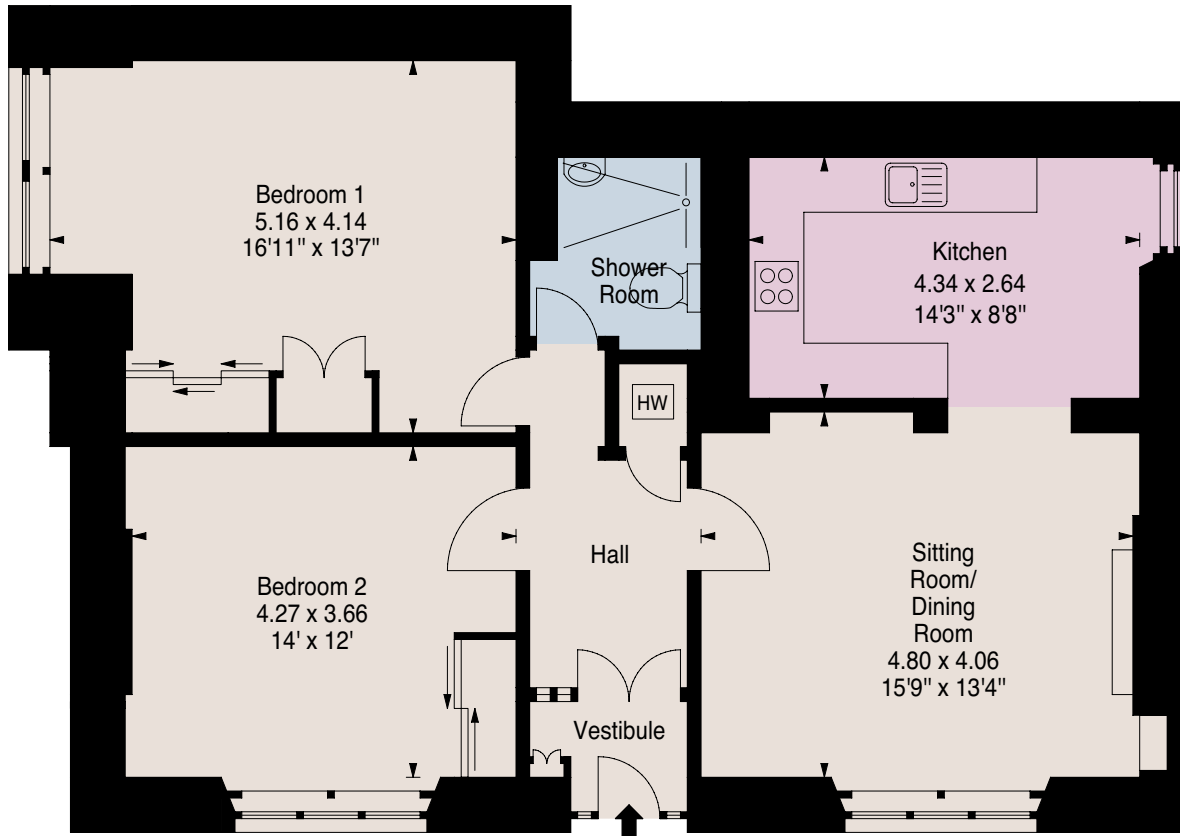
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

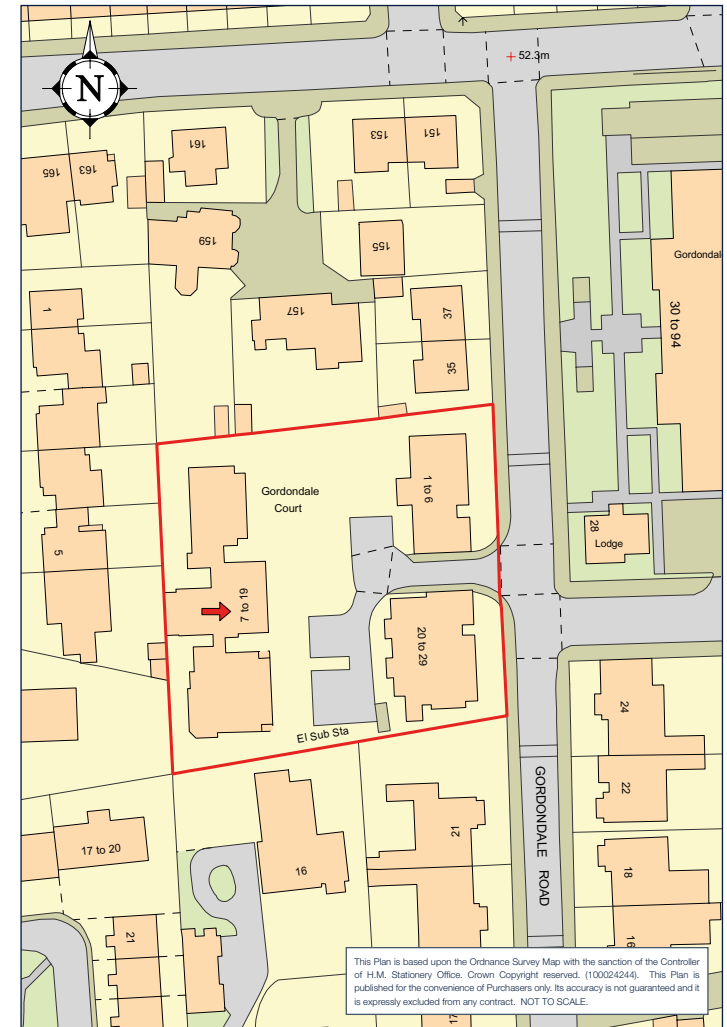
Strictly by appointment with Savills – 01224 971110

FLOORPLANS

Gross internal area (approx):
85.56 sq.m (921 sq.ft)



Ground Floor



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