

FOR SALE



Laverock Braes Road, Grandhome

2 Bedrooms, 2 Bathroom, Apartment

Offers Over £150,000

MARTIN&CO



- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- Local amenities nearby
- Carport
- Factored Development
- Balcony

Lavish Laverock Braes Drive situated within the highly desirable Grandhome development, this beautifully presented two-bedroom apartment offers contemporary living in one of the most sought-after residential locations to the south-west of Bridge of Don.

Ideally positioned for commuters and families alike, the property enjoys excellent connectivity by car, bicycle and public transport, with convenient access to Aberdeen City Centre, Bridge of Don and Dyce industrial estates, Aberdeen International Airport and the AWPR.

Residents benefit from an excellent range of local amenities, including highly regarded primary and secondary schools, supermarkets, shops, hotels and a fantastic selection of cafés and restaurants. For those who enjoy an active lifestyle, nearby golf courses, swimming pools, fitness facilities and picturesque parks provide outstanding leisure opportunities.

Combining modern design, excellent transport links and an established community setting, this exceptional home offers the perfect balance of style, comfort and convenience.

The property is exceptionally well placed for families, with regarded educational facilities nearby, including Glashieburn Primary School, Greenbrae Primary School, Braehead School and Scotstown School, while secondary education is served by Bridge of Don Academy and Oldmachar Academy. Healthcare needs are catered for, with Old Machar Medical Practice, Scotstown Medical Group and Danestone Medical Practice all within easy reach, ensuring convenient access to a comprehensive range of medical services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE/DINER/KITCHEN

Step into a bright and spacious open-plan living area, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen features sleek white wall and base units, complemented by elegant stone-effect worktops and matching splashbacks, providing both style and practicality. Integrated Siemens appliances, including an induction hob and oven, complete the high-quality specification. The generous lounge and dining area is flooded with natural light through large patio doors, which open onto a private balcony overlooking the development. Soft neutral décor and plush carpeting create a warm and welcoming atmosphere throughout.

MASTER BEDROOM/ENSUITE

The impressive principal bedroom is generously proportioned and finished in a calming neutral colour palette with luxurious carpeting. A large built-in wardrobe provides excellent storage, while the expansive window allows an abundance of natural light to fill the room.

The stylish en-suite shower room is finished to a high standard, featuring a contemporary walk-in shower with elegant grey tiling, a modern floating vanity unit and quality sanitary ware.



BEDROOM 2

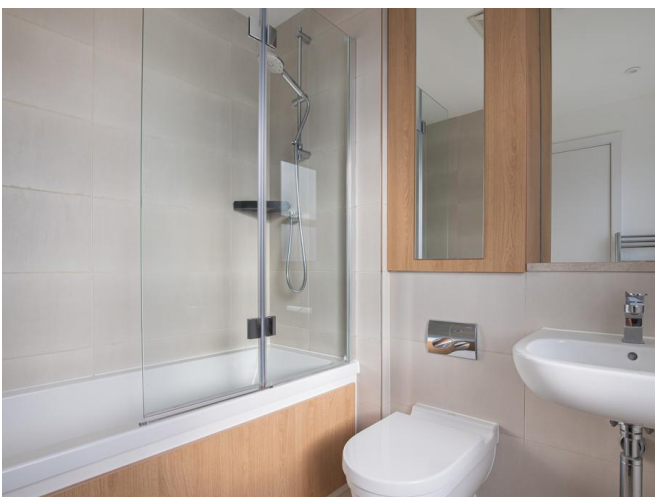
The second double bedroom offers excellent versatility and is equally suited as a guest bedroom, home office or nursery. Tastefully decorated with a feature wall, plush carpeting and a large window overlooking the attractive communal park area, this room provides a bright and comfortable living space.

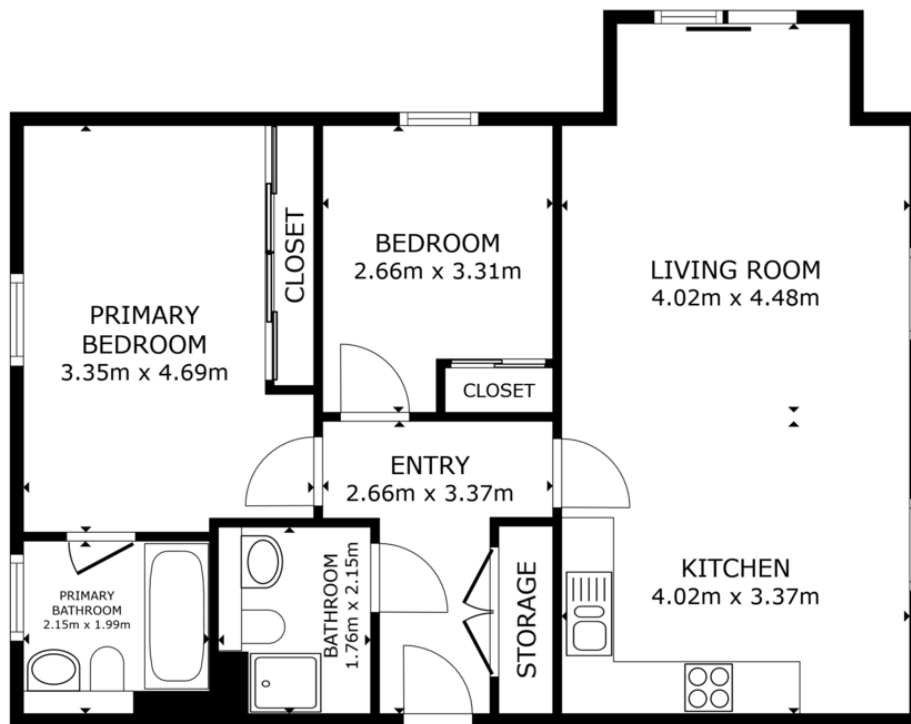
BATHROOM

The contemporary family bathroom is beautifully appointed and comprises a full-sized bath with overhead shower, complemented by modern grey wall tiling and light floor tiles. A wall-mounted vanity unit with integrated wash hand basin provides excellent storage while maintaining the room's sleek, modern aesthetic.

CARPORT/ PARKING SPACE

The property benefits from a private allocated covered carport, providing secure, sheltered off-street parking while offering protection from the elements throughout the year. The carport is conveniently positioned adjacent to the building, allowing easy access to the apartment, and is complemented by a well-maintained communal courtyard. This practical addition enhances both convenience and security, making it an ideal feature for homeowners and commuters alike.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 72.6 m²
 TOTAL : 72.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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