

FOR SALE



Joss Court, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £118,000


MARTIN&CO



- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Excellent transportation links
- Local amenities nearby
- Off Street Parking
- LARN: 1905074

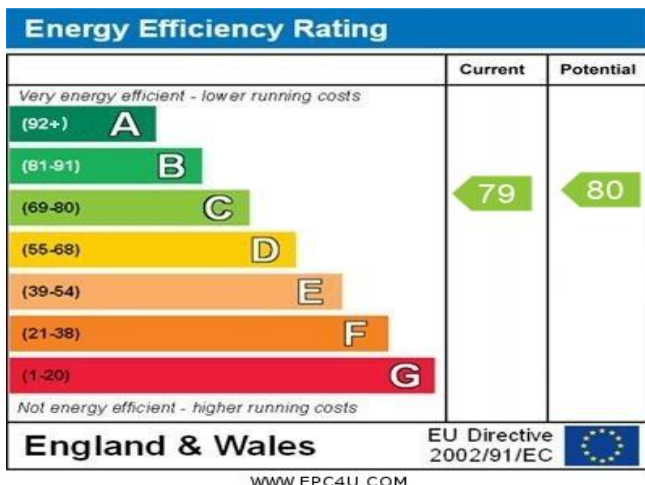
JUMP FOR JOY AT JOSS COURT! We have to offer this beautiful modern two bedroom luxury apartment in the Bridge of Don area.

The furnished property is situated within a new build development and comes with Gas Central Heating, Secure allocated gated parking and a fully fitted kitchen (including a Dishwasher). This property would be perfect for a professional or a couple.

Bridge of Don is a quiet suburb situated in the north east part of Aberdeen. It is a thriving community with seven primary schools, two secondary schools, parks and shops.

Area features include:

- Easy commuting access to Dyce, Aberdeen Airport, and Aberdeen City Centre
- Excellent nurseries, primary schools and academies
- A variety of supermarkets and shops
- Westfield Park
- Various churches and community centres





LOUNGE The bright and airy living room features plenty of natural light through a large window, which overlooks the quiet communal grounds. With more than adequate space for a three-seater sofa, additional seating and a media centre, this room has been designed for both relaxation and entertaining. The neutral colour palette means you can move straight in and personalise to your taste. There is also space for a dining table making it a flexible open-plan living/dining zone.

KITCHEN Adjoining the living area is the fitted kitchen, which offers a modern range of wood effect base and wall units with contrasting dark granite coloured counter tops. It includes an integrated gas hob and oven. This is ideal space for casual dining or morning coffee. This room is both stylish and highly practical with ample room to accommodate a dining table.

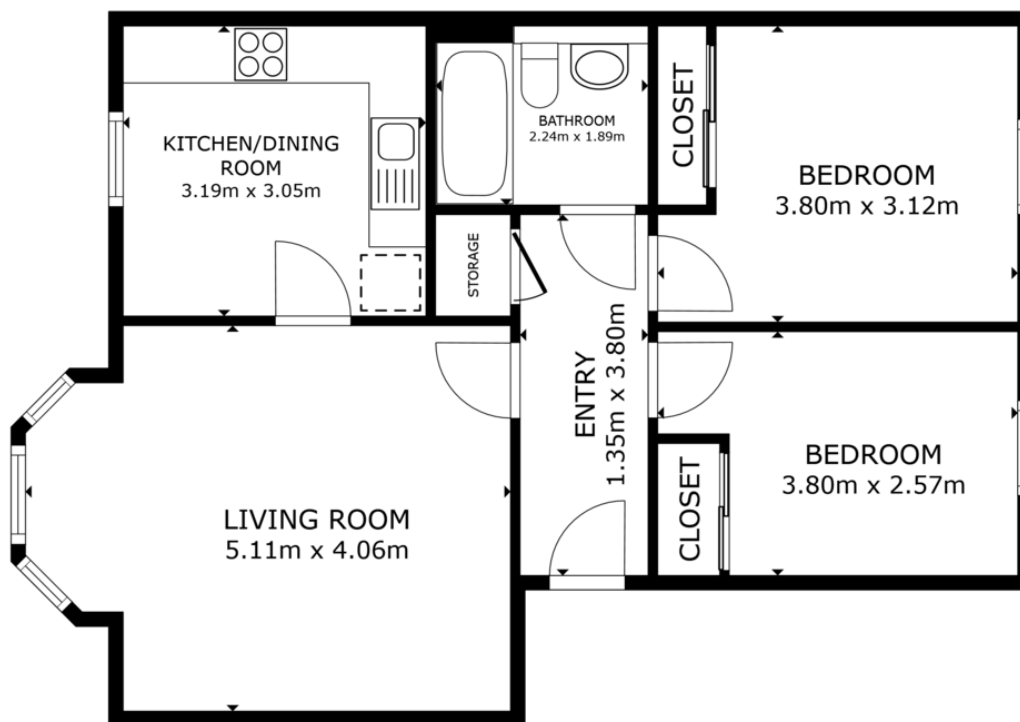
BEDROOM 1 The master bedroom is a generous double room, carpeted for comfort and benefitting from a built-in mirrored wardrobe which provides sufficient storage without sacrificing floor-space. A large window delivers daylight, and the calm décor ensures a restful ambience at the end of a busy day.



BEDROOM 2 The second bedroom is also a flexible double/study room – perfect for a guest room, home office or hobby space. This versatility adds significant value and adaptability to the property. Carpeted and neutrally decorated, it's ready to adapt to your lifestyle needs. It has built in mirrored wardrobes so no space is lost as a result.

BATHROOM The stylish fully-tiled bathroom comprises a three-piece suite – bath with shower over, pedestal wash-hand basin and WC. There is aqua panelling around the wet areas.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 62.6 m²
TOTAL : 62.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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