

FOR SALE



Perwinnes Crescent, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £112,500

MARTIN&CO



- Video walk-through - Click on link above
- Factored Development
- Minutes walk to local amenities
- Gas Central Heating
- Excellent transport links
- Allocated private parking
- Ideal first-time purchase, buy-to-let investment, or downsizing opportunity

PERFECT PERWINNES CRESCENT! Situated within the highly sought-after development in Bridge of Don, this beautifully presented one-bedroom second floor apartment offers contemporary living finished to an excellent standard throughout. Enjoying an elevated position with attractive sea views, the property benefits from an abundance of natural light, modern interiors, and a high-quality specification, making it an ideal first-time purchase, investment opportunity, or downsizing option.

Further benefits include a private allocated parking space, secure bicycle storage, and professionally maintained communal grounds managed by an established factoring company, ensuring the development remains in excellent condition year-round. Early viewing is highly recommended to fully appreciate the quality, presentation, and location of this impressive home.

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

Situated in a popular modern residential development situated to the north of Bridge of Don, one of Aberdeen's most desirable suburban locations. The area offers an excellent range of amenities including primary and secondary schooling, supermarkets, retail facilities, cafés, restaurants, and leisure amenities. A variety of recreational opportunities are available nearby, including golf courses, parks, sports centres, and coastal walks. The property is ideally positioned for easy access to Aberdeen City Centre, Bridge of Don and Dyce industrial estates, Aberdeen International Airport, and the AWPR, providing convenient transport links throughout the region.



LOUNGE/KITCHEN/DINER The heart of the home is the impressive open-plan living space, designed to maximise both comfort and functionality. Large windows flood the room with natural light while framing attractive open views towards the coast, creating a bright and welcoming environment. The contemporary kitchen is fitted with a range of stylish grey wall and base units complemented by quality work surfaces and integrated appliances. An induction hob, oven, integrated washing machine, dishwasher, and full-height fridge freezer provide everything required for modern living. The generous living and dining area offers excellent flexibility for both everyday living and entertaining.

BEDROOM Step into the epitome of luxury and comfort with this large master bedroom, a haven that combines breathtaking views with thoughtful design for a truly serene retreat. The large window in this master bedroom frames beautiful sea views, allowing natural light to flood the room and creating a connection with the serene outdoor landscape. Whether waking up to sunrise views or winding down with sunset hues, the window becomes a picturesque backdrop for your daily life. Integrated mirrored wardrobes grace the room, not only providing an abundance of storage space but also enhancing the sense of openness and light. Neutral décor throughout the master bedroom creates a calm and timeless ambiance, allowing you the freedom to



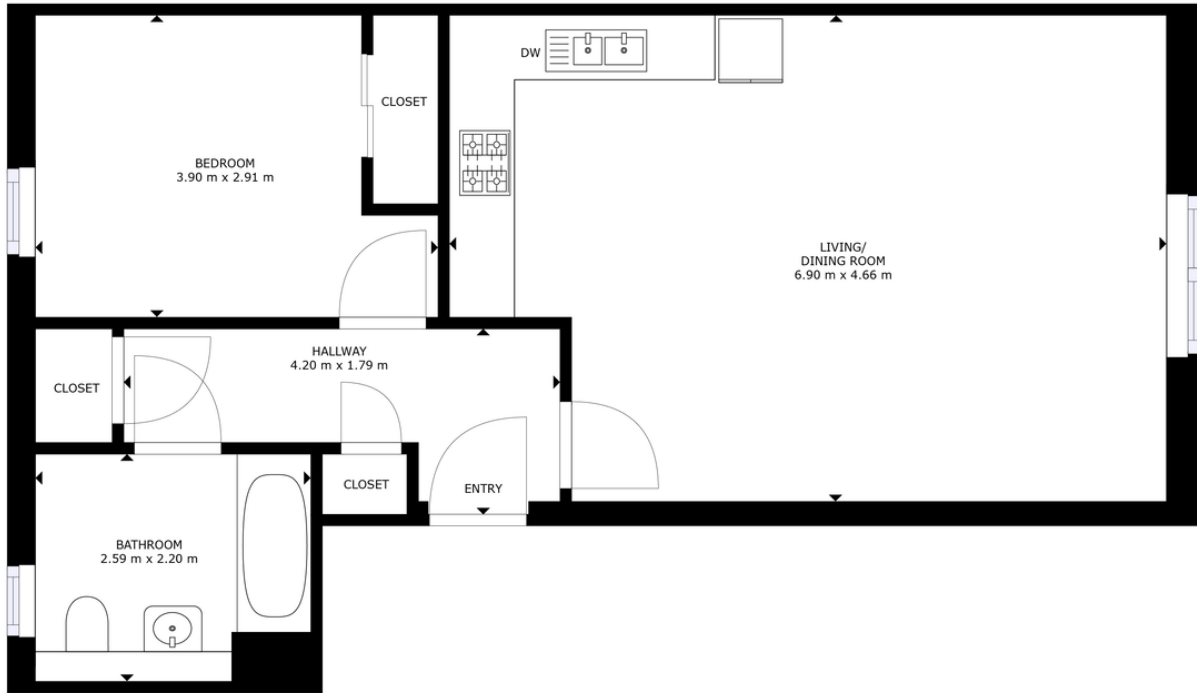
personalize the space according to your taste. The neutral tones provide a versatile canvas for various design elements and accent pieces, ensuring that the room remains adaptable to changing preferences.

BATHROOM The modern bathroom is finished in a contemporary style and comprises a bath with mains-powered shower over, floating wash hand basin, WC, and excellent storage solutions. A large wall-mounted mirror enhances the feeling of space, while the frosted window provides natural light and privacy. Stone-effect flooring completes the room's stylish finish. The design choice enhances the overall visual appeal of the bathroom.

ALLOCATED PARKING SPACE The property benefits from an allocated parking space, providing convenient off-road parking for one vehicle. Ideally positioned for easy access to the property, this valuable feature offers added practicality and peace of mind for homeowners and visitors alike.

COMMUNAL GARDEN/ BIKE STORAGE Residents can enjoy access to well-maintained communal gardens, providing an attractive outdoor space to relax and unwind. The development also benefits from secure communal bicycle storage, offering a convenient and safe solution for cyclists and those looking to make the most of the surrounding area.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 56 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

