

FOR SALE



Ketlocks Mill Road, Bridge Of Don, Aberdeen

3 Bedrooms, 2 Bathroom, Self Contained Riverside Apartment

Offers In Region Of £210,000





Beautiful Kettocks Mill Road. ! For evening and weekend appointments, please contact Sarah on 07908400345 ! Riverside living at its finest. Martin and Co are delighted to present this exceptional 3-bedroom ground floor apartment in the sought-after Bridge of Don area of Aberdeen. Set against the tranquil backdrop of the River Don, this property offers a rare combination of modern comfort and picturesque surroundings.

- For evening and weekend appointments, please contact Sarah on 07908400345
- Secluded residential area with river views
- Beautiful periodic features
- Modern Electric panel central heating system
- External storage with drying area

Accessed through its own private glass conservatory, the flat opens into bright connecting hallways. With sleek hard flooring and fresh décor throughout, the home feels fresh, spacious, and effortlessly contemporary – ideal for relaxed living in a peaceful setting.

Bridge of Don is a quiet suburb situated in the northeast 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
- Within minutes walk to the retail park
- The Royal Aberdeen Golf Club
- A variety of supermarkets and shops
- Westfield Park
- Various churches and community centres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		



LOUNGE This beautifully presented room features French doors leading to the garden, filling the space with natural light. This freshly decorated room features elegant solid wood flooring. A red stove set within a decorative fireplace adds character, while the open-plan layout offers a perfect space for relaxing or entertaining.



BEDROOM 2 This stunning bedroom boasts a unique layout with corner-set windows that offer an almost panoramic view, flooding the space with natural light and creating a bright, open feel. A modern feature wall adds a stylish touch, giving the room plenty of character. With its stylish finish and impressive outlook, it's a space that feels both relaxing and full of impact.

KITCHEN This stylish modern kitchen is a true highlight of the home, offering both practicality and wow factor. The standout feature is the large window that frames a stunning view – the perfect backdrop while cooking or enjoying a morning coffee. Sleek finishes and clean lines give the space a fresh, contemporary feel, while an abundance of storage cupboards ensures there's a place for everything. Whether you're a keen cook or simply love a well-designed space, this kitchen delivers on every level.

BEDROOM 3 This versatile room is currently set up as a home office, making the most of the space with a smart and functional layout. Ideal for remote working or studying, it offers a quiet, comfortable environment with natural light helping to create a pleasant working atmosphere. It could easily be adapted back into a double bedroom, nursery, or hobby space depending on your needs.

BEDROOM 1 This inviting bedroom combines style and functionality with ease. A fresh feature wall adds a touch of personality and warmth, creating a cosy yet modern atmosphere. The windows flood the room with natural light, enhancing the sense of space and offering a bright, airy feel throughout the day. Built-in storage is neatly integrated, providing ample room to keep things organised without compromising on floor space. A perfect blend of comfort and contemporary design.

BATHROOM This sleek, modern bathroom is finished to a high standard, with clean lines and contemporary fittings throughout. The walk-in shower offers a fresh, minimalist feel, complemented by stylish tiling and a crisp, neutral colour scheme. It's a bright, functional space designed with both comfort and convenience in mind.

BATHROOM 2 Equally well-finished, the second bathroom continues the modern theme with a clean, streamlined design. It also features a spacious standing shower, quality fixtures, and subtle touches that give it a polished, hotel-style feel. Perfect for busy mornings or





Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com <http://www.martinco.com>

Letting Agent Registration No. LARN1905074

01224 63 65 00



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