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34 CHARLES STREET, ABERDEEN, AB25 3TU



**Well Appointed Two Double Bedroomed First
Floor Apartment with Exclusive Parking Space**

OFFERS OVER
£105,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Inner Courtyard. Exclusive Parking Space.

Enjoying a quiet yet excellent city centre location, this first floor two double bedroomed apartment with exclusive parking is exceptionally well maintained and truly ready to move into. Economical and easy to run having the benefit of quality double glazing and gas fired central heating, the communal areas are protected by a security entry system and maintained under a factoring contract. Internally the property comprises of a welcoming hallway with built-in storage, a lovely lounge with feature fireplace and this in turn gives access to the well fitted comprehensively equipped dining kitchen. Enjoying a quiet location to the rear are two double bedrooms both of which benefit from built-in wardrobes and worthy of note is the modern bathroom refurbished and installed in summer 2015. Outside the property has an inner courtyard protected by a security gate and the exclusive parking space is clearly numbered and visible from the property. This is an attractive city centre apartment of which internal inspection is genuinely recommended.



Communal Hall

The communal hallways are neat and well presented being maintained under a factoring contract. Protected by a security entry system, there is a door on Charles Street and also a door out to the inner courtyard.

Hall

3.77m x 1.38m (12'4" x 4'6") approx.

An inviting hallway with attractive white panelled style doors giving access to the accommodation, stylish décor and attractive wood laminate flooring. There is a wall mounted security entry telephone, smoke detector and coat hooks for outdoor wear. A deep cupboard houses the hot water cylinder and provides storage.

Lounge

4.63m x 4.00m (15'2" x 13'1") approx.

Well proportioned, this comfortable lounge has a large window to the front, tasteful décor and the attractive wood laminate flooring follows through from the hallway. A lovely focal point is the elegant fireplace with inset coal effect electric fire. There is ample space for soft furnishings and TV aerial point. Door to:



Dining Kitchen

3.35m x 2.93m (11'0" x 9'7") approx.

Again overlooking the front, this thoughtfully planned kitchen was refurbished in summer 2015 to include new worktops, a 1.5 stainless steel sink, an integrated fan assisted oven with ceramic hob and extractor hood. Fitted with an excellent range of light wood style wall and base units incorporating drawer units, corner shelving and brushed chrome handles. The worktops have splashback tiling and the stainless steel effect Smeg upright fridge freezer and Indesit automatic washer/dryer will remain. The room is decorated in blue tones, has ceramic floor tiles and ample space for a table and chairs as required. Track spotlight fitting. Carbon monoxide detector.

Bedroom 1

3.65m x 3.03m (11'11" x 9'11") approx. into door recess

This double bedroom enjoys a pleasant quiet location to the rear and overlooks the inner courtyard. With tasteful decor in blue pastel tones and neutral coloured carpeting, there is a TV aerial point and floor to ceiling storage is provided by the built-in wardrobe with mirrored sliding doors.



Bedroom 2

3.65m x 2.54m (11'11" x 8'4") approx.

Again located to the rear and with tasteful décor and neutral coloured carpeting. A mirrored wardrobe provides hanging and shelving storage and there is a TV aerial connection.

Bathroom

1.91m x 1.90m (6'3" x 6'2") approx.

Refurbished with a new suite in the summer of 2015, the bathroom is fitted with a pedestal wash hand basin with mixer tap, w.c. and bath. There is a mains thermostatic shower over the bath with a glazed shower screen and most attractive "sparkle" aqua panelling to the shower area. There is a grey marble style display sill above the wash hand basin and w.c. and the room enjoys fresh neutral décor and slate tile style laminate flooring. Chrome heated towel rail. Shaver point. Air extractor.

Outside

The inner courtyard and residents' and visitors' parking areas are protected by a secure electronic gate. The exclusive parking space is clearly numbered 34 and visible from the property.





Location

Charles Street is located within the George Street area of the city and the development itself is set away from through traffic. Ideally placed to take full advantage of the wealth of amenities the city centre has to offer, Aberdeen University is within walking distance and the hospital complex at Foresterhill is also easily accessible. Regular public transport to many parts of the city is readily available and in particular the subjects enjoy easy access to the business centres to the South of the city. Aberdeen's Beach Boulevard with its retail park and recreational facilities is close by as are lovely coastal walks.

Notes

Gas fired central heating. Double glazing. EPC=C. Communal security entry system. All fitted floor coverings, curtains, blinds. Light fittings, integrated and free standing kitchen appliances are included in the sale. Further large items of furniture can made available by separate negotiation.

A factor has been appointed for the upkeep of the internal and external communal areas for which a 6 monthly fee of approx. £400 is payable and this includes a common buildings insurance policy.

Viewing

Please telephone the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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