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**52 CLAREMONT GROVE, ABERDEEN, AB10 6RF**



**Generously Proportioned Two Bedroomed  
Top Floor Flat with Residents' Parking**

OFFERS OVER  
**£220,000**

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## Accommodation Overview

Communal Hall, Entrance Hall, Inner Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Allocated Parking.

Situated in a quiet development, yet only a short walk from the city centre and its range of amenities and public transport links across the city, we are delighted to offer for sale this deceptively spacious top floor flat boasting two very well proportioned double bedrooms. This impressive modern apartment is presented throughout with stylish décor in fresh neutral tones and there is excellent storage. The accommodation comprises a large lounge with windows providing lots of natural light and which is on semi open plan to the modern and well appointed dining kitchen. To the rear there are two spacious double bedrooms one of which has a handy dressing room and finally a centrally set bathroom completes the apartment. Outside, there is an allocated parking space with visitors' pass available to residents. Offering an excellent level of accommodation within a popular and well established residential area, this fantastic property will undoubtedly be of appeal to the discerning buyer and therefore early viewing should be sought to appreciate the dimensions and convenient location on offer.



## Communal Hall

A security entry door leads into the communal hall where a staircase leads to the upper floors.

## Entrance Hall

A natural wood door leads into this welcoming entrance with fresh neutral tones and co-ordinating carpeting. A deep walk-in cupboard provides excellent storage and a low level cupboard houses the fuse box and electric meter. Security entry handset.

## Inner Hall

The fresh tones and carpeting continue into the inner hallway which leads onto the remaining accommodation. A cupboard houses the hot water tank and provides some storage. Smoke alarm.

## Lounge

**15'8" x 14'3" [4.80m x 4.34m] approx.**

With two large windows overlooking the front, this exceptionally spacious room is naturally bright and airy with complementing fresh décor and carpeting. T.V. point. Telephone point.



## Dining Kitchen

**13'1" x 9'5" [4.00m x 2.89m] approx.**

From the lounge a feature square archway leads into this modern dining kitchen boasting smart décor and laminate flooring. There is ample space for a dining table and the kitchen is fitted with an excellent range of base and wall units edged with stainless steel tiled splashback and topped with co-ordinating roll top work surface incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include an electric hob with stainless steel chimney extractor above, double oven with grill function, fridge and freezer. The free standing washing machine will also remain.

## Bedroom 1

**15'4" x 8'4" [4.69m x 2.55m] approx.**

Enjoying a peaceful rear aspect this well proportioned double bedroom is finished in simple fresh tones with warm carpeting. A built-in double wardrobe provides storage and there is ample space for free standing furniture. Off the bedroom is a handy dressing room with window to the rear, shelving and wash hand basin.



## Bedroom 2

**15'5" x 9'0" [4.70m x 2.75m] approx.**

This second double bedroom is also to the rear and is a good size with pale pink tones and carpeting. A double wardrobe has storage and there is space for required furniture.

## Bathroom

**5'11" x 5'7" [1.82m x 1.72m] approx.**

Centrally set, this modern bathroom is fitted with a three piece white suite which comprises a w.c. with concealed cistern, wash hand basin with storage underneath and bath with electric Mira shower and glass screen. Finishing touches include extensive tiled splashback to the walls and floor, chrome heated towel rail and wall mounted mirror. Extractor.

## Outside

The property enjoys an exclusive allocated parking space within the residents' car park and one visitors' parking pass is available per property.





## Location

Claremont Grove enjoys a quiet location tucked in behind Great Western Road yet is within minutes walk from Holburn Street with its many amenities including shops and public transport links. The city centre and Union Street are a short walk away and the main Aberdeen ring road is also close by making commuting to all parts of the city and beyond easily accessible.

## Notes

Gas central heating. Double glazing. EPC=D. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds, along with all integrated appliances and the free standing washing machine. Please note the free standing fridge/freezer will not remain.

## Viewing

Please telephone 07472 021222 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/SI/Aberdeen

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