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50 COVENANTERS DRIVE, KINCORTH, ABERDEEN, AB12 5AA



**Generously Proportioned Three Bedroomed  
Upper Flat in Popular Location**

OFFERS OVER  
**£160,000**

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### Accommodation Overview

**Entrance Hall, Lounge, Breakfasting Kitchen, Three Double Bedrooms and Bathroom. Exclusive Gardens.**

Situated in the ever popular area of Kincorth and enjoying open views over the city scape, we are delighted to offer for sale this exceptionally well proportioned three bedroomed upper flat forming part of a traditional granite block of four properties and benefiting from a newly installed combination boiler. This appealing property is within a short walk to local amenities and schooling and comprises a welcoming entrance hall which leads onto the generous lounge with space for dining and through to the breakfasting kitchen overlooking the rear. The three bedrooms are all of excellent proportion and have built-in storage and finally there is a bathroom. Outside the flat has exclusive use of a large area of garden to the side with a raised deck and paved pathway leading into a further shared drying green to the rear. This superb property will undoubtedly be of appeal to the discerning buyer and therefore early viewing is highly recommended to fully appreciate the dimensions and location on offer.



## Entrance Hall

A natural wood door with opaque glazed panel leads into this welcoming entrance with a carpeted staircase leading to the upper hall and a window to the side allowing for natural light. Two low level cupboards house the service meters and the fuse box. The upper hall is finished in fresh neutral tones with practical laminate flooring and provides access to all of the accommodation on offer. A shelved cupboard has storage and there is access to the large loft space. Smoke alarm.

## Lounge

**15'2" x 12'2" [4.64m x 3.71m] approx.**

With superb dimensions and an open outlook over the city, this spacious lounge is naturally bright and airy. The rich red décor is complemented by laminate flooring and cornicing with a gas fire and marble hearth providing a focal point to the room. The lounge has ample floor space for soft furnishings as well as a dining table. TV point. Telephone point.

## Breakfasting Kitchen

**10'4" x 10'1" [3.15m x 3.09m] approx.**

With a rear aspect the kitchen is fitted with a good range of base and wall units, partially edged with splashback tiling and topped with roll top work surface incorporating stainless steel sink with mixer tap and drainer. The free standing gas cooker, fridge/freezer, dishwasher and washing machine will all remain and there is a handy breakfast bar. Telephone points.

## Bedroom 1

**13'10" x 10'6" [4.23m x 3.22m] approx.**

With dual aspect windows this generously proportioned double room is wonderfully bright with views over the city scape. The décor is fresh and a built-in wardrobe provides storage with ample space for items of free standing furniture.

## Bedroom 2

**11'8" x 10'5" [3.58m x 3.20m] approx.**

Enjoying a peaceful aspect overlooking the rear garden is this second good sized double room with neutral tones and warm carpeting. The good dimensions allow for required furniture and a wardrobe provides built-in storage. Telephone point.

## Bedroom 3

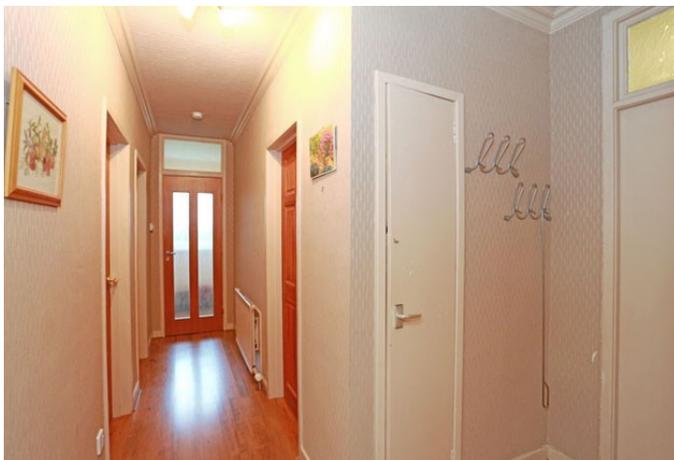
**11'6" x 10'0" [3.51m x 3.05m] approx.**

This final versatile bedroom is to the front and boasts warm terracotta décor with co-ordinating carpeting and could be utilised as a dining room. A cupboard allows for storage and there is space for furniture. Telephone point.

## Bathroom

**6'11" x 6'2" [2.11m x 1.88m] approx.**

This spacious bathroom is fitted with a three piece suite comprising a w.c., pedestal wash hand basin and bath with mains pressure unit. Finishing touches include vinyl flooring and extensive tiling and aqua panelling. A cupboard with further units above has ample storage space. Extractor.



## Outside

The property enjoys the exclusive use of a large area of lawn to the front with borders of colourful plants, raised deck which is perfect for sitting out and there is a handy storage unit. To the rear of the property there is a mutual drying green.

## Location

Kincorth boasts an excellent range of amenities including primary and secondary schools. This established residential area is well placed for direct access to the industrial estates at Altens and Cove and the Bridge of Dee retail unit is close by. The area is also well served by public transport.

## Notes

Gas central heating. Double glazing. EPC=D. The subjects will be sold inclusive of all fitted floor coverings, light fittings, blinds and most curtains excluding those in bedroom three. Please note: All furniture excluding the dining table and chairs will be included in the sale.

## Viewing

Please telephone 07540 146436 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/SI/Aberdeen

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