

# Raeburn Christie Clark & Wallace

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## 86 BANNERMILL PLACE, ABERDEEN, AB24 5EE



## Executive One Bedroomed Ground Floor Flat with Residents' Parking

OFFERS OVER  
**£128,000**

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### Accommodation Overview

**Communal Hall, Entrance Hall, Lounge, Breakfasting Kitchen, Double Bedroom and Bathroom. Communal Grounds and Residents' Parking.**

Enjoying a peaceful location within the popular Bannermill development within close proximity of Aberdeen's Beach Boulevard, we are delighted to offer for sale this exceptionally spacious one bedroomed ground floor apartment boasting a fantastic level of modern living and exclusive parking. Well presented in neutral décor throughout, the accommodation comprises an open and welcoming hallway with excellent storage which leads through to a bright lounge overlooking the front and continues onto a fitted breakfasting kitchen. The generous double bedroom is bright and airy with fitted storage and finally there is a centrally set bathroom. Outside, the grounds are well maintained with the carpark edged with landscaped borders of mature trees and shrubs providing seasonal colour. With its close proximity to an excellent range of amenities as well as the Aberdeen University and Aberdeen Sports Village and Aquatic Centre, this is really an appealing property which is undoubtedly in ready to move in condition and therefore early viewing should be sought to appreciate the spacious dimensions and excellent location on offer.



## Communal Hall

Entered via a security entry system, the communal hallways are very well maintained under a factoring contract. A staircase leads to the upper floors and there is an abundance of lighting.

## Entrance Hall

A natural wood door leads into this open and welcoming hallway which boasts fresh neutral tones and warm carpeting. There is superb storage provided by three large cupboards which between them house the boiler, water tanks, service meters and fuse box. Smoke alarm. Telephone point.

## Lounge

**14'0" x 10'4" [4.28m x 3.17m] approx.**

Overlooking the front, this spacious lounge is afforded lots of natural light by large windows which enhance the soft tones and carpeting. The good dimensions allow ample space for soft furnishings. TV point with Sky connection. Telephone point. Security Entry Handset.



## Breakfasting Kitchen

**10'6" x 6'8" [3.21m x 2.04m] approx.**

This centrally set kitchen has a good range of base and wall units in light wood effect, edged with mosaic splashback tiling and topped with co-ordinating roll top work surface incorporating a 1.5 stainless steel sink with mixer tap and drainer. The integrated appliances include a gas hob with concealed extractor above, oven with grill, fridge, freezer, slim-line dishwasher and washing machine. A handy fold-away table is perfect for informal dining.

## Bedroom

**13'11" x 9'9" [4.26m x 2.99m] approx.**

This wonderfully bright and well proportioned room has a view to the front and enjoys complimenting neutral décor and warm carpeting. Excellent built-in storage is provided by a triple fitted wardrobe and there is space for required free standing furniture. TV point. Telephone point.



## Bathroom

**7'6" x 6'2" [2.31m x 1.88m] approx.**

Centrally set, this modern bathroom has a three piece white suite which includes a w.c., half pedestal wash hand basin and bath with mains pressure shower above and glass screen. Finishing touches include extensive splashback tiling, large wall mounted mirror and vinyl flooring. Extractor.

## Outside

The barrier carpark is entered via Constitution Street and the property enjoys an allocated parking space which is directly outside the flat. The well maintained grounds are landscaped into a central courtyard with well stocked shrubbery beds and a large area of lawn with paved pathways.

## Location

The Bannermill development enjoys a lovely coastal location close to Aberdeen's Beach Boulevard with its walks, recreational facilities and retail park. Enjoying easy access to Union Street, Aberdeen's main thoroughfare, regular public transport is readily available and the subjects are also well placed for Aberdeen University and Aberdeen Sports Village and Aquatic Centre.





## Notes

Gas central heating with new Ideal Logic H18 boiler installed during 2018, complete with 10 year guarantee. Double glazing. EPC=C. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with all integrated appliances.

## Viewing

Please telephone 07584 485161 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/SI/Aberdeen

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

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