

Raeburn Christie Clark & Wallace

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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:
property@raeburns.co.uk

www.raeburns.co.uk

17 BANK STREET, FERRYHILL, ABERDEEN, AB11 7TA



**One Bedroomed Ground Floor Studio Flat
in Popular Location**

OFFERS AROUND
£70,000

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Accommodation Overview

Communal Hall, Entrance Hall, Lounge/Kitchen, Bedroom and Bathroom. Shared Garden.

Situated in the ever popular Ferryhill area of the city, within close proximity of an abundance of amenities including Union Square with its excellent range of shops and restaurants, access to the bus and train stations as well as delightful river walks and the famous Duthie Park, we are delighted to offer for sale this studio flat with one bedroom. The property is finished in fresh, neutral décor throughout and is accessed via a very well tended communal hallway which leads onto the entrance hall in turn providing access to the bright lounge with modern kitchen area. Overlooking the rear is the bedroom with built-in storage and a centrally set bathroom with three piece suite. The flat enjoys the shared use of a large rear garden which is fully enclosed, has drying facilities and an exclusive outhouse within a block. This will undoubtedly be an appealing property for buy to let investors or first time buyers therefore early viewing is genuinely recommended to appreciate all that it has to offer.



Communal Hall

Entered via a security entry door, the communal hallways are neat and tidy. Double glazed windows to the rear provides lots of natural light and there is additional electric lighting. Access to the rear garden.

Entrance Hall

A timber door leads into the entrance hall which enjoys neutral décor and carpeting. Completing the space are coat hooks and a high level unit conceals the fuse box and gas meter. Security entry handset.

Lounge/Kitchen

3.96m x 3.74m (12'11" x 12'3") approx.

Overlooking the front, this well proportioned room is naturally bright and airy with complementing neutral décor with feature wall and modern laminate flooring. Two traditional style alcoves provide display shelving and cupboard space. The kitchen area stretches across the rear wall and has a good range of white gloss base and wall units with solid wood butchers block work surface incorporating a stainless steel bowl sink with mixer tap. The integrated appliances include a two ring electric hob with extractor above, oven, microwave, fridge/freezer and washing machine. A low level unit conceals the electric meter.



Bedroom

3.45m x 1.99m (11'3" x 6'6") approx.

Enjoying a peaceful rear aspect, the bedroom has a quiet situation and is finished in soft neutral tones with complementing carpeting. A full height single wardrobe provides storage and houses the boiler.

Bathroom

2.37m x 1.52m (7'9" x 4'11") approx.

Centrally set, the bathroom has a modern three piece white suite which comprises a w.c., wash hand basin with storage underneath and bath with electric shower above and glass screen. Finishing touches include extensive white gloss aqua panelling, slate tile effect vinyl flooring, chrome heated towel rail and mirrored medicine cabinet for storing smaller items. An extractor fan is fitted for adequate ventilation.



Outside

The fully enclosed communal garden is mature with borders of established shrubs and flowering plants providing seasonal interest. Steps lead up to a large area of lawn with drying facilities and there is an exclusive outhouse pertaining to the flat.

Location

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates.

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.





Viewing

Please telephone 07557 535975 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.

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

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