

# Raeburn Christie Clark & Wallace

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21 GLENBERVIE ROAD, TORRY, ABERDEEN, AB11 9JE



**Beautifully Presented One Bedroomed  
Ground Floor Flat with Communal Garden**

OFFERS OVER  
**£50,000**

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## Accommodation Overview

Communal Hall, Hall/Kitchen on Open Plan, Lounge/Dining Room, Double Bedroom and Bathroom with Shower. Basement with Cellar. Communal Garden.

Truly ready to move into with the minimum of inconvenience, this one bedroomed ground floor flat has been totally refurbished to a high standard in recent months, creating a stylish property, ideal as a first time purchase. Forming part of a traditional granite building with the communal areas protected by a security entry system, the accommodation comprises of a hallway on open plan with the quality fitted, comprehensively equipped kitchen with a pleasant outlook to the rear. There is a stunning lounge/dining room and the lovely double bedroom enjoys built-in storage. The centrally set bathroom completes the accommodation of this appealing property. Benefiting from double glazing and a newly installed digital electric heating system, there is a useful basement for storage with an exclusive cellar and to the rear the communal drying green which is well tended. Early viewing is genuinely recommended to appreciate fully the attention to detail throughout—the discerning buyer will not be disappointed!



## Communal Hall

The communal hallways are protected by a security entry system and from the entrance hall a staircase leads down to a half landing with a storage cupboard, of which the property has a half share. Further steps lead down to the basement area, within which lies an exclusive locking storage cellar and a door gives access to the rear garden.

## Hall/Kitchen on Open Plan

**15'11" x 4'3" [4.86m x 1.31m] approx.**

The hallway area is welcoming, has a high ceiling with ceiling downlighters and attractive white panelled style doors to the accommodation. Wall mounted security entry telephone.

The kitchen has been thoughtfully planned and refurbished with white high gloss wall and base units incorporating nickel rod handles, drawer units and ample wood style worktops with a co-ordinating splashback and inset stainless steel sink with drainer and mixer tap. There is an integrated stainless steel fan assisted oven, ceramic hob and extractor hood above. The automatic washing machine and fridge will remain. Decorated in white tones, the whole area has attractive wood laminate flooring, ceiling downlighters and a smoke detector. A tall deep silled window to the rear affords natural light and a pleasant open outlook. There is a contemporary blind to the window.



## Lounge/Dining Room

**14'8" x 13'11" [4.49m x 4.26m] approx.**

This most stylish room has a feature wall with alcoves, a high ceiling with plaster cornice and deep skirting. The quality grey carpeting enhances the décor and there is ample space for soft furnishings and a table and chairs. The wall mounted T.V. bracket will remain along with the most stylish central light fitting.

## Double Bedroom

**11'9" x 8'1" [3.60m x 2.48m] approx.**

This lovely double bedroom has feature 'sparkle' wall coverings, a high ceiling with downlighters and a large window enjoying a pleasant outlook to the rear. A built-in cupboard has double hanging rails and there is ample space for free standing bedroom furniture within the room. Plush grey carpeting.

## Bathroom

**7'4" x 4'8" [2.24m x 1.44m] approx.**

Fitted with a contemporary white suite including a pedestal wash hand basin with mixer tap, w.c. and a bath with electric shower over and glazed shower screen. There is white 'sparkle' aqua panelling to the shower area and this continues to dado height throughout the room with the remainder of the walls painted in white. There is wood laminate flooring, a chrome heated towel rail and a shelved cupboard for towels and toiletries.



## Outside

To the rear accessed from the basement area, is a well maintained drying green and within the basement an exclusive locking storage cellar.

## Location

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

## Notes

Newly installed digital electric heating system. Double glazing with front window replaced 2018. EPC=D. Communal security entry system. Ample TV and telephone points.

During the refurbishment all décor was completed along with quality floor coverings, a new kitchen and integrated appliances, a bathroom, new lighting along with internal doors with chrome handles.

**Property to be sold as seen and to include all furniture.**





## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: WDB/AM/Aberdeen

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