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**FLAT 6, 59 ESSLEMONT AVENUE, ABERDEEN, AB25 1SS**



**Stylishly Presented Two Double  
Bedroomed Second Floor City Centre Flat**

OFFERS OVER  
**£88,500**

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### Accommodation Overview

**Communal Hall, Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Communal Gardens.**

Stylishly presented, generously proportioned and in a sought after city centre location. These are just some of the many qualities of this lovely two double bedroomed second floor flat which forms part of a traditional granite building with the communal areas protected by a security entry system and maintained under a factoring contract. Benefiting from uPVC double glazing, the subjects are truly ready to move into with the minimum of inconvenience enjoying contemporary décor throughout complemented by quality floor coverings including light grey carpeting to the hall, lounge and bedrooms. Upon entering, the welcoming hallway has attractive painted traditional panelled doors to the accommodation, there is a lovely lounge with space for dining as required and this in turn gives access to the modern fitted kitchen overlooking the rear. The master bedroom has built-in wardrobes, there is a further double bedroom and the centrally set bathroom completes the accommodation of this appealing property. Outside to the rear, the communal garden is well maintained and enjoys a south westerly aspect. Early viewing is genuinely recommended.



## Communal Hall

The communal hallways are protected by a security entry system and are managed under a contract for which a monthly fee is payable. From the entrance hall, a door gives access to the rear garden.

## Hall

**2.06m x 1.01m (6'8" x 3'3") approx.**

Entered from a quality door with single glazed panel above and two Yale locks. The hallway is welcoming with lovely décor complemented by traditional painted panelled doors to the accommodation which have brushed chrome handles and there is a wall mounted security entry telephone. Coat hooks for outdoor wear. High level electric meter.

## Lounge

**3.81m x 3.74m (12'6" x 12'3") approx.**

With a window to the front affording great natural light, this most stylish lounge is decorated in contemporary grey tones with a darker grey feature wall incorporating two arched alcoves with traditional built-in cupboards below. There is a high ceiling with plaster cornice and ample space for soft furnishings and for a dining table and chairs as required.



## Kitchen

**5.19m x 1.59m (17'0" x 5'2") approx.**

Fitted with a range of white high gloss wall and base units incorporating drawer units with nickel rod handles and a stainless steel sink with drainer. There are attractive white "sparkle" worktops with co-ordinating splashback and the room is decorated in white tones with dark grey style laminate flooring. The electric cooker, Bosch automatic washing machine and fridge will remain. A tall deep silled window overlooks the rear and further storage is provided by a shelved cupboard and a further double cupboard houses the hot water tank and has slatted shelving.

## Bedroom 1

**3.71m x 2.37m (12'1" x 7'9") approx. into door recess**

Decorated in fresh pretty tones and again enjoying recently laid light grey carpeting. A large window to the front affords natural light and the built-in wardrobe provides hanging and shelving storage and has further high level cupboards above. Traditional features within the room include a high ceiling with plaster cornice.



## Bedroom 2

**3.95m x 2.09m (12'11" x 6'10") approx. into door recess**

With a tall deep silled window enjoying a pleasant leafy outlook towards the rear garden. The room is decorated in blue pastel tones, has recently laid light grey carpeting and has ample space for free standing bedroom furniture.

## Bathroom

**1.96m x 1.72m (6'5" x 5'7") approx.**

Centrally set, the bathroom is fitted with a contemporary suite comprising of a bath with mixer tap, pedestal wash hand basin with mixer tap and w.c. With white décor, there is aqua panelling to dado height and splashback, dark grey tile style laminate flooring and an air extractor. The attractive mirror with glazed shelf above the wash hand basin will remain.

## Outside

To the rear, the communal garden is well tended being mainly laid to grass and has a drying area. There are deep well stocked shrubbery beds and the garden is fully enclosed and enjoys a south westerly aspect.



## Location

Esslemont Avenue is located within the Rosemount area of the city and a wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some ten minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

## Notes

New electric panel heating and fuse board installed February 2024. EPC=E. Communal security entry system.

A factor has been appointed for the upkeep of the communal areas for which a fee of £32.90 is payable per calendar month.

It is possible to apply for an on-street parking permit for which a fee is payable.

## Viewing

Please telephone 07535 574223 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AM/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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