

# Raeburn Christie Clark & Wallace

for life & business

## 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](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

## 43A POWIS PLACE, ABERDEEN, AB25 3TS



## Stylishly Presented One Bedroomed Ground Floor Flat with Single Garage

OFFERS AROUND  
**£87,500**

# 43A POWIS PLACE, ABERDEEN, AB25 3TS

Stylishly Presented One Bedroomed Ground Floor Flat with Single Garage

OFFERS AROUND £87,500

## Accommodation Overview

**Communal Hall, Hallway on Open Plan with Lounge, Dining Kitchen, Double Bedroom and Shower Room. Shared Communal Gardens and External Store. Exclusive External Store and Single Garage.**

Well appointed, stylishly presented and in a well established residential area. These are just some of the many qualities of this one bedroomed ground floor flat which has been newly decorated throughout and enjoys an elevated position from street level and has the added benefit of a single garage accessed from a rear lane. An ideal first time purchase, the subjects are truly ready to move into with the minimum of inconvenience and benefit from gas fired central heating with a combination boiler, double glazing and the communal hallways are protected by a security entry system. Internally this contemporary flat comprises of a hallway on open plan with the stylish lounge, which in turn gives access to a modern thoughtfully planned dining kitchen, comprehensively equipped with appliances and this gives access to the rear garden and garage. The double bedroom is well proportioned and has built-in storage, while the striking quality fitted shower room completes the accommodation of this appealing property. Outside to the front the elevated garden is exclusive and to the rear lies a communal garden with drying area and this gives access to the single garage and to the rear lane. Early internal inspection is genuinely recommended to appreciate fully the attention to detail and generous level of accommodation within. The discerning buyer will not be disappointed.



## Communal Hall

The communal hallways are protected by a security entry system and are neat and well maintained.

## Hall

Entered from a traditional wooden door with Yale and Mortice locks, the hallway is on open plan with the lounge and has a meter cupboard and further high level meter cupboard.

## Lounge

**5.11m x 3.77m (16'9" x 12'4") approx. into alcoves**

With quality oak laminate 'clit' flooring following through from the hall, the lounge has most stylish décor and a large window enjoys a pleasant outlook over the rear garden. There is a recessed area with a built-in deep shelf suitable for a TV or as a study area. There is a further tall alcove and a low level recess suitable for an electric style stove fire and both of these have downlighters. Telephone point.



## Dining Kitchen

**5.80m x 2.32m (19'0" x 7'7") approx.**

Thoughtfully planned the kitchen has an excellent range of light wood style wall and base units incorporating drawer units, co-ordinating wood style worktops with white splashback tiling and an inset stainless steel sink with drainer and mixer tap. There is an integrated stainless steel fan assisted oven, four ring gas hob and above this a stainless steel chimney extractor hood. There is space for an upright fridge/freezer and the automatic washing machine will remain. Upon entering from the lounge the room has dark oak style 'clit' laminate flooring and from here a door gives access to the rear garden. The main area has 'clit' laminate tile style flooring and the whole room has modern décor. A window overlooking the garden affords good natural light, there is space for a table and chairs and the wall mounted Worcester Greenstar combination boiler is located in the kitchen.

## Bedroom

**4.24m x 3.61m (13'11" x 11'10") approx.**

Generously proportioned this double bedroom has a tall window to the front and this is elevated from street level. Traditional features within the room include a high ceiling with plaster cornice, deep pitch pine skirting and a pitch pine panelled door with fascia to the hall and to a built-in cupboard providing hanging and shelving storage. The whole room is tastefully decorated and again enjoys dark oak style 'clit' laminate flooring.



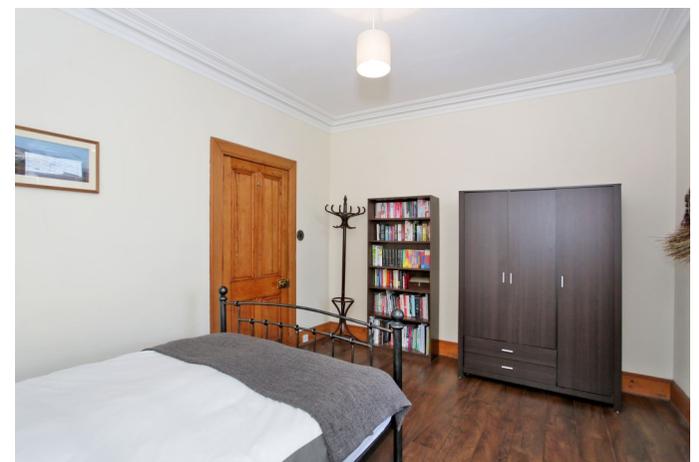
## Shower Room

**2.48m x 1.68m (8'1" x 5'6") approx.**

This contemporary shower room is fitted with a w.c. and a pedestal wash hand basin, above which is a recess with a mirror, lighting and a wooden sill. The wash hand basin has attractive mosaic splashback tiling. There is a large walk-in shower unit with glazed doors and chrome drench shower head connected to a mains thermostatic shower. The shower area has striking white tiles with black grouting and a mosaic border which continue to one wall. The remainder of the room is decorated in white tones, there is contrasting black vinyl flooring and a chrome heated towel rail. With ceiling downlighters and an air extractor, there are useful recessed shelves for towels and toiletries and below this a built-in cupboard.

## Outside

To the front the subjects are elevated from street level and within the exclusive front garden are mature shrubs. The communal rear garden is bound by a traditional high wall and enjoys a sunny south westerly aspect. Mainly laid to grass there is a drying area, shared storage and an exclusive storage cellar suitable for bikes and gardening equipment.



## Single Garage

The single garage has a recently installed up and over door, power and light and can be accessed from the garden.

## Location

Powis Place lies close to Aberdeen University which is within walking distance of the property. A number of local amenities are close at hand including the Berryden and Kittybrewster shopping centres and the city centre is only some 10 minutes walk from the property. The property is also convenient for the hospital complex at Foresterhill. Regular public transport to many parts of the city is readily available close by.

## Notes

Gas fired central heating with Worcester Greenstar combination boiler. Double glazing. EPC=D. Security entry system. All fitted floor coverings, blinds, light fittings, integrated kitchen appliances and the free standing automatic washing machine will remain.

It is possible to apply to Aberdeen City Council for a Residents Parking Permit for which a fee is payable.

## Viewing

Please telephone 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.



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

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS  
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**Raeburn Christie Clark & Wallace**  
for life & business