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58 MARY ELMSLIE COURT, KING STREET, ABERDEEN, AB24 5BS



**Executive Two Double Bedroomed First
Floor Flat with Exclusive Parking**

OFFERS AROUND
£165,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Dining Kitchen, Master Bedroom with En Suite Shower Room, Double Bedroom and Bathroom with Shower Handset. Exclusive Parking Space. Communal Gardens Grounds.

Enjoying a central yet quiet location, this stylishly presented two double bedroomed first floor executive apartment forms part of the ever popular Mary Elmslie Court and enjoys secure exclusive parking. Truly ready to move to move into with the minimum of inconvenience, the property enjoys fresh neutral décor with co-ordinating floor coverings and is located to the rear of the development with a fantastic outlook to the front over the central terrace of trees. Internal features include a welcoming hallway with built-in storage, a lovely lounge with feature fireplace and a well fitted comprehensively equipped dining kitchen. The master bedroom benefits from an en suite shower room, there is a further double bedroom and both bedrooms benefits from built-in wardrobes. The centrally set bathroom with shower handset over bath completes the accommodation of this appealing property. Economical and easy to run having the benefit of gas fired central heating and double glazing, the communal areas are protected by a security entry system and maintained under a factoring contract. The grounds and parking are protected by a secure barrier system and a locked security gate to the rear. Early viewing is genuinely recommended to appreciate the location and quality interior. The discerning buyer will not be disappointed.



Communal Hall

The communal hallways are protected by a security entry system and accessed to the rear of the building from a secure courtyard. There is security lighting and the hallways are neat and well maintained under a factoring contract and the carpeting is due to be replaced in the coming months.

Hall

11'10" x 5'10" [3.61m x 1.80m] approx.

This most inviting hallway has attractive white panel style doors to the accommodation and fresh neutral décor and carpeting setting the decorative theme for the accommodation. A deep built-in cupboard houses the hot water cylinder and provides storage. Smoke detector.

Lounge

14'8" x 12'11" [4.48m x 3.95m] approx.

This lovely lounge has ample space for soft furnishings and an attractive focal point is the contemporary fireplace with wooden surround and inset electric coal style fire. With neutral décor and carpeting, a large deep silled window to the front affords great natural light and enjoys a lovely outlook over the tree lined terrace and grounds. TV aerial point. Door to:



Dining Kitchen

10'3" x 9'6" [3.13m x 2.91m] approx.

Well fitted and thoughtfully planned with an excellent range of light wood style wall and base units incorporating drawer units, stainless steel handles and recently replaced dark contrasting worktops with a co-ordinating splashback and inset stainless steel sink with mixer tap. Comprehensively equipped with appliances there is an integrated stainless steel fan assisted oven, a four ring gas hob with stainless steel splashback and above this a stainless steel chimney extractor hood. The stainless steel effect upright fridge/freezer and automatic washing machine will remain. The gas fired central heating boiler is concealed within one of the cupboards. With neutral décor and Amtico flooring, a window again enjoys a pleasant outlook to the front and there is ample space for a dining table and chairs as required.

Master Bedroom

14'2" x 10'0" [4.34m x 3.06m] approx. into door recess

Well proportioned, the neutral décor and carpeting follows through from the hallway. Enjoying a quiet location to the rear, a window enjoys a pleasant open outlook. Great hanging and shelving storage is provided by the large built-in wardrobe with mirrored bi-folding doors. Door to:



En Suite

6'2" x 5'4" [1.90m x 1.65m] approx.

With neutral décor and recently laid co-ordinating vinyl flooring, the en suite is fitted with a w.c. and a wash hand basin built into a vanity unit providing cupboard storage and a light wood style deep display sill. There is a mirror and shaver point above and splashback tiling. The corner shower unit has glazed doors, a mains thermostatic shower and extensive tiling. Air extractor. The glass shelf and chrome fittings will remain.

Bedroom 2

14'1" x 7'8" [4.31m x 2.36m] approx.

A well proportioned double bedroom which again enjoys a pleasant outlook to the rear. With neutral décor and carpeting, floor to ceiling storage is provided by the built-in wardrobe with bi-folding mirror doors. There is ample space for further free standing bedroom furniture throughout the room.



Bathroom

6'10" x 6'2" [2.09m x 1.89m] approx.

Centrally set, the bathroom is fitted with a w.c, with concealed cistern and wash hand basin built into a vanity unit with cupboard storage and a light wood style display sill above which has mosaic splashback tiling, a wall mirror and shaver point. The bath has a bi-folding shower screen, a shower handset and attractive aqua panelling fitted to the shower area. The room has neutral décor and recently laid co-ordinating vinyl flooring. Air extractor. Chrome fittings to remain.

Outside

On approach from King Street a barrier operated on a fob system gives access to the development and the property is located to the far rear down a tree lined terrace and underneath an archway where the exclusive parking space is located adjacent to the entrance door and is visible from the property. The rear parking courtyard has iron gates operated on a security code system to a rear lane. The grounds are well tended throughout being laid to lawn with mature magnificent trees to the roadside and the barrier system is in operation on entering and leaving.



Location

Mary Elmslie Court forms part of Barratt's renowned Meridian Point Development completed to a high standard and located off King Street. A wealth of shops and amenities are close by, the subjects enjoys easy access to Aberdeen University and the city centre which are both within walking distance. The hospital complex at Foresterhill is close by and regular public transport to this an many parts of the city is readily available. Reputable nursery, primary and secondary schools are in the area.

Notes

Gas fired central heating. Quality double glazing. Communal security entry system. EPC=B. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale along with all items of furniture and smaller household goods.

A factor has been appointed for the upkeep of the internal and external communal areas for which a monthly fee of £78.00 is payable and this includes a common buildings insurance policy.



Viewing

Please telephone 07801 950329 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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