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166 CROWN STREET, ABERDEEN, AB11 6JB



**Two Double Bedroomed First Floor Flat
with Dining Kitchen in City Centre Location**

OFFERS AROUND
£130,000

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Accommodation Overview

Communal Hall, Hall, Lounge/Dining Room, Dining Kitchen, Two Double Bedrooms and Bathroom with Shower. Communal Garden and Store.

In the heart of the city this two double bedroomed first floor flat with dining kitchen forms part of a traditional granite building with the communal areas protected by a security entry system. Offering a generous level of accommodation which is decorated in neutral tones to suit all tastes, the subjects are ready to move into with the minimum of inconvenience. There is a welcoming hallway, a lovely lounge/dining room with feature fireplace and the dining kitchen is generously proportioned and has integrated appliances. Both double bedrooms are of a good size and the centrally set bathroom with shower over bath completes the accommodation. Outside to the rear, the garden grounds are well maintained and there is a share of a large locking wash house. Benefitting from gas fired central heating and double glazing, viewing is genuinely recommended.



Communal Hall

The communal hallways are protected by a security entry system and have stairwell lighting. A door to the rear gives access to the garden.

Hall

With traditional painted panel doors to the accommodation, this inviting hallway has fresh white décor and wood laminate flooring. There are coat hooks for outdoor wear and a wall mounted security entry telephone.

Lounge/Dining Room

14'1" x 13'9" [4.30m x 4.19m] approx. into alcove

Well proportioned, this lovely room has a large deep silled window to the front affording natural light. Traditional features include a high ceiling with plaster cornice and deep skirting along with two feature arched alcoves and the chimney breast has an attractive fireplace with wooden surround, decorative tiled inset and coal style electric fire. There is ample space for soft furnishings and for a table and chairs if required.



Dining Kitchen

10'11" x 10'2" [3.35m x 3.10m] approx.

Fitted with a range of cream high gloss wall and base units with chrome handles, drawer units and contrasting high gloss worktops with a stainless steel sink with drainer and mixer tap. There is an integrated fan assisted oven, gas hob and extractor hood. Plumbing for automatic washing machine and space for upright fridge/freezer. A window enjoys a pleasant outlook to the rear and the room has fresh neutral décor and tile style laminate flooring. The gas fired central heating boiler is concealed within a built-in cupboard.

Bedroom 1

13'2" x 11'1" [4.03m x 3.39m] approx.

Generously proportioned, this double bedroom overlooks the front and has fresh neutral décor and contrasting carpeting. Excellent hanging and shelving storage is provided by the built-in wardrobes with mirrored sliding doors.

Bedroom 2

12'6" x 8'7" [3.83m x 2.63m] approx.

Overlooking the rear, this double bedroom again has neutral décor and contrasting carpeting. There is ample space for free standing bedroom furniture.



Bathroom

7'3" x 5'6" [2.22m x 1.69m] approx.

Centrally set, the bathroom is fitted with a white suite comprising of a pedestal wash hand basin, w.c. and bath. There is an electric shower over the bath with a glazed shower screen and aqua panelling to the shower area to all walls. Air extractor.

Outside

To the rear, the well maintained gardens are fully enclosed and mainly laid to lawn with shrubbery beds. There is a large locking store which is shared.

Location

Crown Street lies in the heart of the city with a wealth of amenities close at hand and regular public transport is readily available to many parts of the city. Union Square and Aberdeen's bus and rail stations are within walking distance and the subjects easy access to the business centres to the south of the city.





Notes

Gas fired central heating. Double glazing. Communal security entry system. TV and telephone points throughout. EPC=D. All fitted floor coverings, curtains, blinds, light fittings and integrated kitchen appliances are included in the sale.

It is possible to apply for a residents' parking permit to Aberdeen City Council 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.

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