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6 FERRYHILL TERRACE, ABERDEEN, AB11 6SQ



**First Floor One Bedroomed Flat in
Desirable Location**

OFFERS AROUND
£95,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Double Bedroom and Bathroom. Shared Garden.

This first floor one bedroomed flat is located in the ever popular Ferryhill area of the city with a full range of amenities close by and within easy reach of Duthie Park and the Deeside railway path. The property forms part of a traditional granite building with the communal areas protected by a secure entry system. The internal accommodation comprises a welcoming hallway leading on to the comfortable lounge overlooking the front of the property and the modern fitted kitchen to the rear. Completing the layout is a double bedroom and bathroom with shower over bath. Outside, the property has the shared use of a well tended garden and an exclusive storage cellar which is located in the communal basement.



Communal Hallway

The neat and tidy communal hallways are protected by a secure entry system. A staircase leads down to the communal basement and a door gives access to the shared rear garden.

Hall

Benefiting from an excellent level of built-in storage with four deep cupboards, the T-shaped welcoming hallway is finished in neutral décor with laminate flooring.

Lounge

13'1" x 11'8" [4.00m x 3.62m] approx.

The comfortable lounge has ample space for a range of furniture including a dining table and chairs. Presented in muted neutral tones with laminate flooring and enjoying an open outlook to the front of the property. The two sofas will be included in the sale.

Kitchen

11'0" x 9'1" [3.36m x 2.80m] approx.

The good sized kitchen is fitted with a range of wall and base units edged with splashback tiling and topped with wood style work surface incorporating a gas hob with electric oven below and extractor above. Appliances include the free standing fridge/freezer and washing machine and there is space for a tumble dryer. There is a built-in breakfasting area.

Double Bedroom

9'1" x 7'9" [2.80m x 2.41m] approx.

The double bedroom enjoys a peaceful leafy outlook and is tastefully presented in fresh neutral décor with complementing carpeting.

Bathroom

9'2" x 4'5" [2.83m x 1.40m] approx.

Centrally set, the stylish bathroom is fitted with a three piece white suite comprising w.c., pedestal wash hand basin and bath with shower attachment powered by gas boiler. The room features attractive mosaic tiling, co-ordinating ceramic floor tiles and a chrome heated towel rail.

Garden

There is a shared garden to the rear which is mainly laid to grass with the drying area. The property has an exclusive storage cellar in the communal basement.

Location

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates.

Notes

Gas central heating. Double glazing. EPC=C. The property will be sold inclusive of all fitted floor coverings, blinds and appliances. The two sofas in the lounge will be also be included.





Viewing

Please telephone 07446 634820 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/CM/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

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