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## 49 ALBURY MANSIONS, ABERDEEN, AB11 6TJ



**Well Presented Top Floor Two Double  
Bedroomed Apartment with Parking**

OFFERS OVER  
**£155,000**

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## Accommodation Overview

**Communal Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Exclusive Loft. Gated Residents' and Visitors' Parking.**

In a sought after development within the ever popular Ferryhill area of the city, this top floor two double bedroomed apartment forms part of a small modern development. Truly ready to move into with the minimum of inconvenience, the property enjoys tasteful décor with co-ordinating carpeting and benefits from double glazing and gas fired central heating. Upon entering, the welcoming hallway has built-in storage, there is a lovely lounge and a well fitted, comprehensively equipped dining kitchen. Both double bedrooms enjoy a pleasant leafy outlook over mature trees and benefit from built-in wardrobes. The centrally set bathroom with shower handset completes the accommodation of this appealing property. There is a useful loft for storage and the communal areas are maintained under a factoring contract. Outside, there are deep well stocked shrubbery beds, mature trees and areas of grass, along with ample residents' and visitors' parking protected by a secure gated entrance. Early inspection is recommended.



## Communal Hall

The communal hallways are protected by a security entry system, neat and tidy. These are maintained under a factoring contract.

## Hall

**3.78m x 1.19m (12'4" x 3'10") approx.**

An inviting hallway with neutral décor and co-ordinating carpeting. Attractive white panelled style doors give access to the accommodation and a ceiling hatch gives access to the partially floored exclusive loft. A tall built-in cupboard provides great storage. Track spotlight fitting.

## Lounge

**4.29m x 4.19m (14'0" x 13'9") approx.**

With a large window to the front affording great natural light, the lounge is decorated in blue pastel tones and has co-ordinating neutral carpeting. There is a contemporary central light fitting and a door to:



## Kitchen

**3.26m x 2.71m (10'8" x 8'10") approx.**

With an open outlook to the rear, the kitchen has been thoughtfully planned with an excellent range of light wood style wall and base units incorporating drawer units, shelving and co-ordinating worktops with a 1.5 bowl stainless steel sink with drainer and mixer tap, along with splashback tiling. There is an integrated oven, four ring gas hob with concealed extractor hood above. The automatic washing machine and upright fridge/freezer will also remain. The room is decorated in neutral tones, has ceramic floor tiles and space for a table and chairs. The gas fired central heating boiler is located within one of the cupboards.

## Bedroom 1

**3.61m x 2.97m (11'10" x 9'8") approx. into door recess**

Stylishly decorated in neutral tones with a feature wall and co-ordinating carpeting. A window enjoys an open outlook to the rear towards mature trees and a large built-in wardrobe with mirrored sliding doors provides hanging and shelving storage.



## Bedroom 2

**3.61m x 2.62m (11'10" x 8'7") approx. into door recess**

A further good sized double bedroom, again with a built-in wardrobe with mirrored sliding doors. A window overlooks the rear and there is ample space for free standing bedroom furniture.

## Bathroom

**2.22m x 1.69m (7'3" x 5'6") approx.**

Centrally set and fitted with a white suite comprising of a w.c., pedestal wash hand basin and bath. There is a mains shower handset over the bath, a shower screen and extensive tiling to the shower area which continues to splashback. Above the wash hand basin and w.c. is a large recessed mirror with downlighters and this has a deep display sill. The tall storage unit providing shelving and cupboard storage for towels and toiletries will remain and the room is decorated in blue tones, co-ordinating with the rich blue ceramic mosaic floor tiles. Air extractor.

## Outside

This small exclusive development has courtyard areas with traditional style street lights, deep well stocked shrubbery beds and adjacent to the property, ample residents' and visitors' parking. There are mature trees and areas of grass and a secure gate gives access to the development.





## Location

Albury Mansions lies within the Ferryhill area of the city with a number of local amenities close by and via a lovely walk through Bon Accord Gardens, Union Street with its wide range of amenities is easily accessible. Aberdeen rail and bus stations within the Union Square complex is only some ten minutes from the property. Lovely parkland, tennis courts and recreational facilities are on the doorstep and Duthie Park with its wide open spaces, winter gardens and café are also close by. The subjects enjoy easy access to Anderson Drive, therefore to the main business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport.

## Notes

Gas fired central heating (New boiler installed in March 2021). uPVC double glazing. EPC=C. Ample TV and telephone points throughout. Communal security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale.

A factor has been appointed for the upkeep of the internal and external communal areas and this includes a buildings insurance policy. This is approximately £50 per calendar month.

## Viewing

Please telephone 07905 736007 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AM/Aberdeen

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