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## FLAT 3, 19-21 REGENT QUAY, ABERDEEN, AB11 5AH



## Well Presented One Bedroomed First Floor Flat in City Centre Location

OFFERS OVER  
**£89,000**

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### Accommodation Overview

Communal Hall, Hall, Lounge/Dining Room, Kitchen, Double Bedroom and Bathroom with Shower. Communal Store and Rear Area.

Stylishly presented, exceptionally well maintained and in a great city centre location. These are just some of the many qualities of this one bedroomed first floor flat which forms part of a traditional granite building in the heart of the city. Enjoying a fantastic outlook over Aberdeen harbour, the subjects are being sold inclusive of all items of furniture and smaller household goods making it an ideal first time purchase or rental investment. Well appointed, tasteful white décor complements quality floor coverings and the subjects benefit from uPVC double glazing and gas fired central heating. Upon entering, the inviting hallway has built-in storage, there is a lovely lounge/dining room and this is on semi open plan with the comprehensively equipped kitchen. A spacious double bedroom enjoys a quiet location to the rear with a pleasant outlook over a quaint cottage and the bathroom with shower over bath completes the accommodation of this appealing property. Internal inspection is genuinely recommended to appreciate the great level of accommodation, tasteful presentation and quality furnishings within.



## Communal Hall

The communal hallways are tastefully decorated in neutral tones, have tartan carpeting and a carpeted staircase rises to the upper floor. uPVC windows to the rear draw in natural light and from the entrance hall a door gives access to the rear courtyard area and communal store.

## Hall

**15'2" x 3'3" [4.64m x 1.01m] approx.**

Entered from a security locking fire door, this inviting hallway has tasteful white décor complemented by co-ordinating neutral carpeting. Attractive white panel style fire doors with chrome handles give access to the accommodation. A tall built-in cupboard has lighting, a hanging rail, shelving and hooks. Wall mounted security entry telephone.

## Lounge/Dining Room

**12'1" x 11'8" [3.70m x 3.56m] approx. into alcove**

Generously proportioned and being sold inclusive of all the lovely oak furniture, soft furnishings and the TV, this room again enjoys white décor and quality neutral carpeting. Two tall deep silled windows provide an enjoyable outlook over Aberdeen harbour and afford natural light to the room. Within the alcove is a meter cupboard and there is a doorway to:



## Kitchen

**7'5" x 6'4" [2.26m x 1.94m] approx.**

Thoughtfully planned with an excellent range of birch shaker style wall and base units incorporating nickel rod handles, under unit lighting, dark contrasting worktops with splashback tiling and a circular stainless steel sink with drainer and mixer tap. Comprehensively equipped with appliances, there is an integrated Baumatic fan assisted oven, a four ring gas hob with stainless steel chimney extractor hood above and an AEG washer/dryer. There is an integrated fridge and freezer and the stainless steel effect slim-line dishwasher will also remain. The room has white décor, dark grey ceramic floor tiles, ceiling downlighters and an xpelair.

## Double Bedroom

**12'7" x 7'6" [3.84m x 2.31m] approx.**

Generously proportioned and enjoying a quiet location to the rear of the building with a tall deep silled window enjoying a quaint outlook over a traditional cottage and gardens. With fresh white tones and neutral carpeting, the bed will remain. There is a built-in wardrobe with light, hanging rail and shelving and a further built-in cupboard houses the gas fired central heating boiler.



## Bathroom

**7'9" x 5'6" [2.38m x 1.70m] approx.**

Centrally set and fitted with a modern white suite comprising of a P-shaped bath, w.c. and wall hung wash hand basin with mixer tap. There is a mains thermostatic shower over the bath, a curvilinear glazed screen and extensive tiling to the shower area which continues to the walls in the room and co-ordinates with the ceramic floor tiles with underfloor heating. There is a chrome towel rail, shaver point and the mirror and shelving will remain. Ceiling downlighters. Air extractor.

## Outside

To the rear is a small courtyard area and a large communal store which is in good order and would be suitable for storing bikes.

## Location

Regent Quay overlooks Aberdeen harbour and is centrally set to take full advantage of all city centre amenities which are within walking distance including Aberdeen's Union Street, Union Square Shopping Centre with its restaurants, cinemas and Aberdeen rail and bus stations. The beach boulevard with its lovely coastal walks is also within easy travelling distance and the property enjoys easy access to Aberdeen University. The business centres to the south of the city are easily accessible and regular public transport is readily available.





## Notes

Gas central heating. uPVC double glazing. EPC=C. Security entry system. Ample TV and telephone points. Being sold as seen inclusive of all quality items of furniture, smaller household goods, fitted floor coverings, curtains, blinds, light fittings and kitchen appliances.

## Viewing

Please telephone 07717 344937 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AM/Aberdeen

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