

# Raeburn Christie Clark & Wallace

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3 ST MARGARETS COURT, OFF KING'S GATE, ABERDEEN, AB15 6HS



**Well Appointed Executive Detached Two Public/Five  
Bedroomed Dwellinghouse with Double Garage**

OFFERS OVER  
**£545,000**

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## Accommodation Overview

**Entrance Vestibule, Hall, Cloakroom, Lounge, Dining Room, Family/Dining Room/Kitchen and Utility Room.**

**Upper Hall: Master Bedroom with En Suite, Four further Double Bedrooms and Bathroom with Separate Shower.**

**Loft. Double Garage and Drive.**

Rarely does the opportunity arise to purchase such a desirable family home as this executive detached two public/five bedroomed dwellinghouse which lies in a quiet cul-de-sac in the city's west end. Beautifully presented and exceptionally well maintained, the subjects offer an enviable level of adaptable family accommodation and benefit from gas fired central heating, double glazing and a security alarm system. Upon entering from the vestibule, there is a welcoming hallway giving access to a most stylish lounge, and elegant dining room overlooking the garden and the fantastic family/dining room with French doors to the garden is on open plan with the quality kitchen and utility room. There is a useful cloakroom and great storage on the ground floor, while the upper floor has a sumptuous master bedroom with large walk-in wardrobe and en suite, four further double bedrooms and a spacious family bathroom with separate shower. There is a good sized loft and excellent built-in storage to all bedrooms along with large built-in cupboards throughout the property. The south facing rear garden has been laid to lawn and has a lovely patio for dining al fresco. To the front, the drive provides parking for two cars, there is additional visitors' parking within the cul-de-sac and the spacious double garage has two up and over doors. Finished to a high specification, this is a fabulous home of which internal inspection is genuinely recommended—the discerning buyer will not be disappointed.



## Vestibule

**1.99m x 2.11m (6'11" x 6'6") approx.**

With white décor and oak laminate flooring, double oak doors open to a deep cupboard great for outdoor wear.

## Hall

**4.80m x 2.86m (15'9" x 9'4") approx. at widest**

A spacious and inviting hallway within which the white décor and oak flooring follows through. Attractive oak doors lead to the accommodation and to a deep understair cupboard. The staircase enjoys oak balustrades and plush cream carpeting and rises to the upper floor.

## Cloakroom

**2.09m x 1.95m (6'10" x 6'4") approx.**

Fitted with a w.c. with concealed cistern and wash hand basin with mixer tap set within an oak style unit with deep sill. There is a striking turquoise "dragonfly" feature wall, high gloss porcelain floor tiles and a chrome heated towel rail. A deep built-in cupboard provides excellent storage.

## Lounge

**6.07m x 4.21m (19'11" x 13'9") approx.**

This most stylish room has tall large windows to the front, plush cream carpeting and a feature wall with silver effect wall coverings.



## Dining Room

**4.24m x 3.83m (13'10" x 12'6") approx.**

An adaptable room currently used for formal dining and with tall large windows overlooking the rear garden. With white décor and cream carpeting, there is a decorative central light fitting.

## Family/Dining Room/Kitchen

**8.54m x 5.30m (28'0" x 17'4") approx. at longest and widest**

Ideal for family life, this generously proportioned area has space for soft furnishings within the family area which has a window to the rear and a TV wall bracket with concealed wiring. The dining area has recessed French doors leading to the garden and the whole room is decorated in white tones and has high gloss porcelain floor tiles.

The kitchen is fitted with woodgrain units by Laings of Inverurie incorporating drawer units, co-ordinating worktops and splashback and an inset 1.5 bowl stainless steel sink with mixer tap. Comprehensively equipped, there is an integrated five ring gas hob with stainless steel extractor above, a fan assisted oven, microwave, steam oven, warming drawer and coffee machine. There is also an integrated fridge, freezer and dishwasher. A further window to the rear draws natural light and there is a door to:



## Utility Room

**3.57m x 1.93m (11'8" x 6'3") approx.**

A useful and functional area fitted with wall and base units co-ordinating with the kitchen and the Bosch automatic washing machine and tumble dryer will remain. There is a stainless steel sink with drainer and mixer tap and an opaque glazed door to the side and a door to the garage.

## Upper Hall

**7.01m x 3.03m (23'0" x 9'11") approx. at widest**

A light and airy upper hall with a galleried landing with oak balustrade. The plush cream carpet continues from the staircase and to all bedrooms along with the white décor. There is a deep built-in cupboard with slatted shelving for towels and linen and a further deep storage cupboard. A ceiling hatch gives access to the loft space with pull-down Ramsay style ladder and this is partially floored and has lighting.

## Master Bedroom

**6.22m x 5.95m (20'5" x 19'6") approx. at longest and widest**

A sumptuous master bedroom overlooking the front and with ceiling lie-ins adding character to the room. There is a feature decorative wall and a walk-in wardrobe (2.29m x 1.77m (7'6" x 5'9") approx.) which has lighting and provides great hanging storage. The TV wall bracket will remain. Door to:



## En Suite

**2.12m x 1.71m (6'11" x 5'7") approx. excluding shower**

Fitted with a w.c. with concealed cistern and wash hand basin with mixer tap built into an oak style unit with display sill and a large shower unit with glazed doors and mains thermostatic shower. There is aqua panelling to the shower area, high gloss porcelain floor tiles and most striking silver "dragonfly" feature wallpaper. Velux window to the front.

## Bedroom 2

**4.83m x 4.22m (15'10" x 13'10") approx.**

Well proportioned and overlooking the front, this double bedroom has ample space for free standing furniture and a double built-in wardrobe.

## Bedroom 3

**4.39m x 3.31m (14'4" x 10'10") approx.**

Overlooking the rear with an open outlook, this double bedroom again enjoys a double built-in wardrobe.



## Bedroom 4

**4.47m x 3.10m (14'7" x 10'1") approx.**

With white décor and again enjoying an open outlook to the rear and a double built-in wardrobe.

## Bedroom 5

**3.79m x 3.33m (12'5" x 10'10") approx.**

Currently used as a study with a range of built-in oak style units incorporating cupboards, tall shelving and drawer units. A window to the rear creates a bright and airy atmosphere.

## Family Bathroom

**2.98m x 2.65m (9'9" x 8'8") approx.**

A luxurious family bathroom fitted with a quality suite comprising of a double ended bath with shower handset, a corner shower with mains thermostatic shower and these both have quality splashback tiling. There is a range of oak vanity units providing cupboard storage and with a recessed inset mirror and housing the w.c. with concealed cistern and wash hand basin with mixer tap. Opaque glazed window to side.



## Outside

To the front lies an area of grass and a loc-bloc driveway provides off-street parking for two cars. A high gate leads to the rear which is mainly laid to grass, fully enclosed and enjoys a sunny southerly aspect. There are deep well stocked shrubbery beds with young trees, a large patio ideal for dining al fresco and exterior lighting. The **garage (5.96m x 5.64m (19'6" x 18'5") approx.)** with two up and over doors to the front has power and light and the gas fired central heating boiler is located within the garage.

## Notes

Gas central heating. Quality double glazing. EPC=C. Security alarm system. Ample TV and telephone points. All fitted floor coverings, curtains, blinds and light fittings are included in the sale along with the integrated kitchen appliances and washing machine and tumbler dryer in the utility room.

## Viewing

Please telephone 07703 361140 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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