

# Raeburn Christie Clark & Wallace

for life & business

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## 178 CROWN STREET, ABERDEEN, AB11 6JD



**Stylishly Presented Two Double Bedroomed  
First Floor Flat with Dining Kitchen**

OFFERS OVER  
**£135,000**

## Accommodation Overview

**Communal Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom with Shower. Exclusive Store on Half Landing. Exclusive Basement. Communal Gardens.**

In a great city centre location, this stylishly presented two double bedoomed first floor flat forms part of a traditional granite building with the communal areas protected by a security entry system. Truly ready to move into with the minimum of inconvenience, the subjects enjoy contemporary décor throughout complemented by quality floor coverings and benefit from gas fired central heating and quality uPVC double glazing. Upon entering, there is a welcoming hallway, the lounge enjoys a beautiful fireplace and the well fitted kitchen is comprehensively equipped with appliances. Both double bedrooms are generously proportioned and have great storage while the bathroom completes the accommodation of this appealing property. Outside to the rear, the well tended gardens enjoy a southerly aspect and worthy of note are the two internal stores which are locking and great for outdoor equipment. This is a desirable property and internal inspection is genuinely recommended.



## Communal Hall

The communal hallways are neat and well maintained and protected by a security entry system. From the entrance hall a locking door leads to a rear staircase giving access to the basement within which lies a large locking cellar suitable for bikes and outdoor equipment. A door gives access to the rear garden. On the half landing, there is a locking exclusive store which is in good order, has lighting and a window to the rear.

## Hall

**12'11" x 4'5" [3.95m x 1.37m] approx.**

An inviting hallway with light grey décor setting the decorative theme for the accommodation. There are two high level meter cupboards, a wall mounted security entry telephone and attractive white painted wood panel style doors with chrome door knobs to the accommodation.

## Lounge

**14'6" x 13'8" [4.43m x 4.19m] approx.**

This well proportioned lounge enjoys traditional features such as a high ceiling with plaster cornice, deep skirting and a large window to the front affording great natural light. A lovely focal point is the fireplace incorporating a black granite hearth and this has an inset electric fire. There are two arched alcoves to either side of the fireplace with shelving and downlighters. Tastefully decorated in grey tones with a feature wall to the chimney breast, there is a striking black chandelier style light fitting which will remain, along with the TV wall bracket suitable for a flat screen TV. Enjoying neutral carpeting, there is ample space for soft furnishings and for a table and chairs if required.

## Dining Kitchen

**16'5" x 8'7" [5.02m x 2.63m] approx.**

Thoughtfully planned with a range of white high gloss wall and base units incorporating grey worktops with splashback tiling and a white 1.5 bowl sink with drainer and mixer tap. There is an integrated fan assisted oven, ceramic hob with concealed extractor above and the upright fridge/freezer will remain. Plumbing for automatic washing machine. A tall window to the rear enjoys a pleasant private outlook and the room is tastefully decorated with a feature dark grey wall and has vinyl flooring. Further great storage is provided by two built-in cupboards, one of which has slatted shelving and houses the hot water tank. Track LED spotlight fitting.



## Bedroom 1

**15'6" x 10'11" [4.73m x 3.33m] approx.**

A tall window to the front affords natural light to this generously proportioned master bedroom which again enjoys light grey décor and neutral carpeting. Traditional features include a high ceiling with plaster cornice, deep skirting and there is a contemporary central light fitting. The free standing wood grain wardrobe with opaque glazed doors will remain and provides excellent storage. The co-ordinating three chests of drawers within the room are available by separate negotiation.

## Bedroom 2

**10'7" x 9'7" [3.25m x 2.93m] approx.**

A further great sized double bedroom with a private outlook over the rear. There is a range of built-in bedroom furniture in a light wood style incorporating a corner wardrobe unit, one with mirrored door and the bedside units and chest of drawers can be made available by separate negotiation. The tall high gloss shelving unit with also remain. With neutral décor and neutral carpeting, this room again enjoys a high ceiling with plaster cornice.



## Bathroom

**10'4" x 5'1" [3.17m x 1.56m] approx.**

Fitted with a neutral suite comprising of a pedestal wash hand basin, w.c. and bath. There is an electric Mira shower over the bath with glazed shower screen and extensive tiling to the shower area which continues to splashback. With neutral décor and vinyl flooring, a large wall mirror adds depth and light to the room and a tall deep silled opaque window to the rear affords natural light.

## Outside

The fully enclosed rear garden enjoys a south westerly aspect and is well tended and the residents get together collectively to pay for the maintenance of the garden. There are mature trees and a drying green.

## Location

178 Crown Street lies towards the Ferryhill area of the city with Duthie Park and its lovely walks easily accessible. The city centre with its wealth of amenities and Union Square with its restaurants, cinema, rail and bus stations are also only some 10 minutes walk from the property. There are local shops and regular public transport to many parts of the city readily available. 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. uPVC double glazing with sash and case style windows to the front. EPC=C. Attractive chrome switch plates and plugs. Ample TV and telephone points throughout. All fitted floor coverings, curtains, blinds, light fittings, integrated kitchen appliances, the upright fridge/freezer, sofas in lounge, wardrobes in bedroom one, the fitted wardrobes in bedroom two, along with the shelving unit are included in the sale. The three chests of drawers in bedroom one, bedside cabinets and chest of drawers in bedroom two can be made available by separate negotiation, along with the table and chairs in the kitchen.

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

## Viewing

Please telephone 07738 907347 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AM/Aberdeen

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