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12 MID STOCKET ROAD, ABERDEEN, AB15 5NE



**Two Bedroomed Ground Floor/Basement
Flat with Communal Garden**

OFFERS OVER
£105,000

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Accommodation Overview

Shared Entrance Hall, Lounge with Exterior Door. First Floor Hall, Cloakroom, Single Bedroom. Basement: Hall, Kitchen, Double Bedroom and Shower Room. 1/5th Share of Store and Garden.

In a popular well established residential area this two bedroomed ground/basement flat forms part of a traditional granite building with accommodation at ground and basement level. The subjects have their own front door leading to the accommodation which comprises of a lounge, first floor hall giving access to the single bedroom and cloakroom and a carpeted staircase down to lower level. At basement level there is a double bedroom, kitchen area and shower room, along with access to a shared basement which provides storage. This can also be accessed from a further entrance hall which is shared. Benefitting from uPVC double glazing and gas fired central heating, the subjects enjoy neutral décor complemented by co-ordinating floor coverings and ceiling downlighters. There are attractive oak style internal fire doors and the subjects are ready to move into. Outside there is a communal garden to which the property has a 1/5th share.



Shared Entrance Hall

The property has access to a shared entrance hall and this has a staircase leading down to the basement area with a door to the basement level of the property.

Lounge

11'9" x 10'5" [3.60m x 3.19m] approx.

With a uPVC glazed door used as the main entrance to the street, this well proportioned lounge has fresh white décor and oak style laminate flooring. There is an inset stove style electric fire, ceiling downlighters and a recessed alcove. A large deep silled window to the front affords great natural light. High level electric meter cupboard. Door to:

Ground Floor Hall

The white décor and oak laminate flooring follows through to this hallway which has a carpeted staircase with wooden handrail down to basement level. There is ceiling downlighters, white décor and attractive oak style fire doors to the accommodation.

Cloakroom

Fitted with a modern white suite incorporating a w.c. with a concealed cistern and a wall hung rectangular wash hand basin with mixer tap. There is a mirrored cabinet, a chrome heated towel rail and air extractor. The room is in white tones, has ceiling downlighters and oak style laminate flooring.



Single Bedroom

10'0" x 6'5" [3.07m x 1.96m] approx.

A tall deep silled window to the rear affords natural light to this bedroom which again enjoys white décor, ceiling downlighters and oak style laminate flooring. There is a built-in wardrobe with hanging rail and a further built-in cupboard houses the gas fired central heating combination boiler.

Basement:

Kitchen

9'8" x 6'5" [2.95m x 1.97m] approx.

The kitchen area is fitted with white high gloss wall and base units with co-ordinating worktops and a small breakfasting table. There is a stainless steel sink with drainer and mixer tap and an integrated ceramic hob with extractor hood above. The automatic washing machine and fridge will remain. Natural light is drawn to the kitchen from a high level window overlooking the garden. White décor, ceiling downlighters and vinyl flooring. Door to:

Inner Hall

This hallway houses a chest freezer which will remain and has vinyl flooring and white décor. Attractive oak style fire doors give access to the remainder of the accommodation and there is a door to the basement.



Double Bedroom

9'7" x 8'7" [2.93m x 2.63m] approx.

This double bedroom has a window to the front and bi-folding doors and white panelled style doors to the built-in wardrobe providing hanging and shelving storage. Decorated in white tones with vinyl flooring and ceiling downlighters.

Shower Room

8'7" x 4'1" [2.63m x 1.27m] approx.

Fitted with a white suite comprising of a w.c. and a rectangular wash hand basin with feature waterfall tap. There is splashback panelling above the wash hand basin and this co-ordinates with the aqua panelling within the shower area which has a mains thermostatic shower and bi-folding doors. With vinyl flooring and white décor there is a chrome heated towel rail, an air extractor and a wall mounted glazed unit.

Basement

6'11" x 5'8" [2.11m x 1.74m] approx.

The basement can be accessed from the property or from the shared entrance hall. It provides storage and has a built-in storage cupboard and the property has a 1/3 share of this area.



Outside

The communal garden is bound by a high traditional wall and mainly laid to grass and the flat has a 1/5th share of the garden. The garden is accessed from a gate on Mid Stocket Road.

Location

Mid Stocket Road is a sought after area and the subjects are close to Rosemount Place with its wealth of specialist shops including a supermarket, chemist, fishmonger, cheesemonger and butcher is within striking distance. The city centre is some 15 minutes walk from the property and regular public transport to this and many parts of the city is readily available. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city and Aberdeen airport, the hospital complex at Foresterhill is only some 5 minutes walk away. Reputable nursery, primary and secondary schools are in the area and lovely Westburn and Victoria Parks with their wide open spaces and recreational facilities are close by.

Notes

Gas fired central heating with combination boiler. uPVC double glazing. EPC=C. Mains wired smoke detectors. Ample TV and telephone points. All fitted floor coverings, blinds, light fittings, integrated kitchen appliances along with automatic washing machine, fridge and freezer will remain.

It is possible to apply to Aberdeen City Council for two on street residents' parking permits for which a fee is payable.

Viewing

Please telephone 07967 044170 or the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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