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## 44 FONTHILL TERRACE, ABERDEEN, AB11 7UR



## Spacious Three Bedroomed Apartment on Two Floors

OFFERS OVER  
**£218,000**

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### Accommodation Overview

**Communal Hall, Entrance Vestibule, Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Shower Room. Upper Floor: Master Bedroom, En Suite Dressing Room and En Suite Shower Room. Landscaped Grounds and Two Parking Spaces.**

Enjoying a quiet location in the ever popular Ferryhill area of the city, this top floor three bedroomed apartment on two floors has the benefit of two exclusive parking spaces. With a particularly light and airy atmosphere with large windows and deceptively spacious rooms, the property has gas central heating and double glazed windows and the communal areas are protected by a secure entry system. Upon entering, the entrance vestibule and welcoming hallway with built-in storage leads on to the generously proportioned lounge and dining room and to the smart fitted kitchen. Two double bedrooms with built-in wardrobes enjoy a peaceful rear aspect, and a stylish centrally set shower room completes the layout on this floor. A staircase rises to the dual aspect master suite complete with walk-in dressing room and separate en suite shower room. The property is set within mature landscaped grounds to the front and rear and has the added advantage of two exclusive parking spaces in the residents car park. Viewing is genuinely recommended to fully appreciate the generous living accommodation on offer in such an attractive and convenient location.



## Communal Hall

Smart and well maintained communal hallways lead to the property.

## Entrance Vestibule

With a deep shelved storage cupboard, neutral décor and carpeting.

## Hall

The welcoming hallway is presented in smart neutral tones with complementing carpeting and benefits from a further shelved storage cupboard.

## Lounge/Dining Room

**20'1" x 17'3" [6.14m x 5.28m] approx.**

Overlooking the landscaped grounds to the front, this lovely bright and particularly spacious lounge/dining room has ample floor space for a range of free standing furniture and is presented in neutral tones with complementing carpeting.

## Kitchen

**9'4" x 8'8" [2.87m x 2.70m] approx.**

Smart modern fitted kitchen with a range of wall and base units with contrasting splashback and work surface incorporating an electric hob with oven below and extractor above and stainless steel sink. There is an integrated fridge/freezer, free standing washing machine and dishwasher. Small hatch to the dining room.



## Double Bedroom 2

**12'0" x 9'8" [3.66m x 3.00m] approx.**

Enjoying a peaceful and leafy rear outlook, this double bedroom benefits from fitted wardrobes and is presented in fresh white tones with laminate flooring.

## Double Bedroom 3

**12'0" x 9'8" [3.66m x 3.00m] approx.**

Further double bedroom enjoying a peaceful leafy outlook, built-in wardrobe and neutral décor.

## Shower Room

**7'3" x 4'9" [2.25m x 1.49m] approx.**

Centrally set, the stylish shower room features a large walk-in shower with dual attachments, pedestal wash hand basin and w.c. Fully tiled in grey slate style tones. Finishing touches include a mirror and glass shelf.

## Upper Floor

A staircase rises to the upper floor with a practical cupboard at the top of the stairs housing the hot water tank and central heating boiler.



## Master Suite

**25'0" x 11'5" [7.64m x 3.53m] approx.**

Fantastic master suite benefiting from dual aspect windows and presented in simple neutral tones with complementing carpeting. The exceptional dimensions allow ample space for a range of furniture and there is additional eaves storage at either side.

## En Suite Dressing Room

**8'1" x 7'2" [2.48m x 2.20m] approx.**

Practical dressing room fitted with hanging and shelving and benefiting from a velux window.

## En Suite Shower Room

**7'4" x 4'9" [2.27m x 1.50m] approx.**

Fitted with a stylish large shower enclosure, pedestal wash hand basin and w.c. The room is finished in pale grey tones with smart laminate flooring. Xpelair.



## Outside

The property is set within mature and leafy landscaped grounds to the front and rear and the property has the added advantage of two exclusive parking spaces. Garden shed to rear.

## Location

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north east industrial estates.

## Notes

Gas central heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances. The TV in the lounge will be removed prior to sale. Items of furniture can also be included at the buyers discretion.

## Viewing

Please telephone 07885 147827 or 07887 707374 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/CM/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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