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**Well Presented Self Contained One Bedroomed
Top Floor Flat with Residents' Parking**

OFFERS OVER
£90,000

Accommodation Overview

Entrance Hall, Lounge/Dining Room, Inner Hall, Kitchen, Double Bedroom and Bathroom with Shower. Exclusive Loft. Residents' Parking.

In a popular and well established residential area, this stylishly presented self contained one bedroom first floor flat enjoys an exclusive loft and there is ample residents' parking. Worthy of note is the quiet location set away from through traffic overlooking open parkland to the front and there is also a pleasant open outlook to the rear. Upon entering from the hallway, there is a spacious lounge/dining room, the inner hall has two great sized built-in cupboards and gives access to the loft and to the rear lies a well equipped kitchen and a lovely bedroom with built-in wardrobes. Benefitting from uPVC double glazing and gas fired central heating, the subjects are truly ready to move into and would make an ideal first time purchase. Outside, there is ample residents' parking and an exclusive parking space.



Entrance Hall

Entered from a part glazed door, the lower and upper landing along with the staircase have neutral carpeting and décor. On the landing there is a low level cupboard and a white door with chrome handle to:

Lounge/Dining Room

15'6" x 12'0" [4.75m x 3.66m] approx.

With ample space for soft furnishings and for a table and chairs, this lovely room has tasteful décor and a large window to the front affording a view over grass parkland and this also affords great natural light. There is a track LED spotlight and a part glazed door to:

Inner Hall

With neutral décor and carpeting, white painted doors with chrome handles give access to the accommodation and to two built-in cupboards, one is deep and the other has slatted shelving for towels and linen. A ceiling hatch gives access to the loft space within which the gas fired central heating boiler is located.



Kitchen

11'3" x 6'1" [3.45m x 1.86m] approx.

With an open outlook to the rear, this bright and airy kitchen is decorated in cheery tones with tile style laminate flooring. Fitted with a range of light wood style wall and base units incorporating drawer units, co-ordinating worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is an integrated Zanussi fan assisted oven, a gas hob and a concealed extractor hood with light. The automatic washing machine and upright fridge/freezer will remain. Track LED spotlight fitting.

Bedroom

11'5" x 8'10" [3.49m x 2.69m] approx.

Again overlooking the rear, this stylish bedroom is decorated in contemporary grey tones with a feature wall and co-ordinating carpeting. A built-in wardrobe has stylish black mirrored doors and provides hanging and shelving storage. There is ample space for free standing bedroom furniture and an LED spotlight fitting.



Bathroom

6'3" x 5'7" [1.92m x 1.72m] approx.

Fitted with a modern suite comprising of a pedestal wash hand basin, w.c and bath. There is an electric shower over the bath with a glazed screen, shower curtain and rail. There is extensive tiling to the shower area which continues around the wash hand basin and w.c and there is a tiled sill with a circular mirror above. In fresh white tones, there is ceramic floor tiles and an air extractor.

Outside

To the front, the property is set away from through traffic yet close to the residents' parking area. There is a large area of grass with mature trees for residents' and this provides a lovely seating area.

Location

Danestone is a popular residential suburb to the north of Aberdeen city centre within easy commuting distance to the office and industrial complexes at the Bridge of Don, Dyce and Aberdeen Airport. An excellent range of local amenities including nursery and primary schools, a health centre, community centre and supermarket are all within easy reach. Secondary education is catered for nearby.





Notes

Gas central heating. Double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale. All large items of furniture can be made available by separate negotiation.

First Time Buyers may be eligible for assistance through the First Home Fund run by the Scottish Government. For more information, please contact us.

Viewing

Please telephone 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.

For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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