

Raeburn Christie Clark & Wallace

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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

9 BERRYWELL PLACE, DYCE, AB21 7BQ



**Spacious Two Double Bedroomed First Floor Flat
with Communal Grounds and Residents' Parking**

OFFERS OVER
£97,000

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Accommodation Overview

Communal Hall, Hall, Lounge/Dining Room, Breakfasting Kitchen, Two Double Bedrooms and Bathroom with Shower. Communal Gardens. Residents' Parking.

In the popular suburb of Dyce lying in a well established residential area this generously proportioned two double bedroomed first floor flat enjoys a light and airy atmosphere due in part to the large windows and to the generous proportions of the room. The communal hallways are neat and tidy and protected by a secure entry system and there is ample residents' parking and a large communal drying green which would also serve as an outdoor seating area. The flat has a welcoming hallway with three great sized built-in store cupboards, there is a lounge/dining room and a well fitted breakfasting kitchen. Both double bedrooms enjoy built-in wardrobes and the bathroom with shower over bath completes the accommodation. With gas fired central heating with a Worcester Bosh combination boiler under guarantee, there is uPVC double glazing. This is an ideal first time purchase and viewing is recommended.



Communal Hall

Protected by a security entry system there is a door to the front and a door to the rear leads to the communal drying area. On the landing there is a store within which there is space for a tumble dryer if required.

Hall

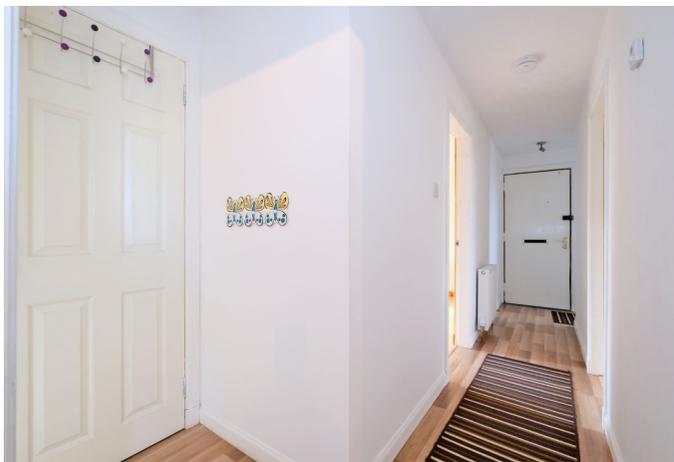
5.22m x 2.35 (17'1" x 7'8") approx. at widest

With neutral décor and wood laminate flooring this is an inviting hallway which has white panel style doors to the accommodation some with multi pane detail. There is a deep walk-in cupboard with shelving and lighting, a further deep cupboard housing the gas fired combination boiler and a further tall cupboard with shelving. Wall mounted security entry telephone.

Lounge/Dining Room

4.23m x 4.07 (13'10" x 13'4") approx.

Bright and airy with a large window enjoying an open outlook to the rear this room has neutral décor and wood laminate flooring. There is ample space for soft furnishings and a dining table and chairs as required.



Breakfasting Kitchen

3.25m x 3.17 (10'8" x 10'4") approx.

Well fitted with a range of light wood style wall and base units incorporating drawer units ample worktops with splashback tiling and a 1.5 stainless steel sink with drainer and mixer tap. There is a free standing electric cooker with integrated extractor hood above and this will remain along with the upright fridge/freezer. Plumbing for automatic washing machine. A window enjoys a pleasant outlook to the front the room again enjoys neutral décor and wood laminate flooring.

Bedroom 1

4.13m x 2.75 (13'6" x 9'0") approx.

Overlooking the rear, this good sized double bedroom is decorated in neutral tones with a feature wall and co-ordinating carpeting. There is a double deep wardrobe with hanging rail and a further tall cupboard with slatted shelving for towels and linen.

Bedroom 2

4.08m x 2.77 (13'4" x 9'0") approx.

A great sized double bedroom which has three built-in cupboards all providing hanging and shelving storage. There is ample space for free standing bedroom furniture.



Bathroom

1.93m x 1.71 (6'3" x 5'7") approx.

With an opaque window to the front and fitted with a white suite comprising of a w.c. with concealed cistern and wash hand basin built-in to a vanity unit providing cupboard storage. There is a bath with an electric shower over and glazed shower screen and a shower bar with shower handsets. With white tiling to the shower area which continues to all walls, there is tile style laminate flooring.

Outside

The communal gardens are laid to grass and there are rotary clothes dryers. There is ample residents parking.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample amenities and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.



Notes

Gas central heating with combination boiler under guarantee. uPVC double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, electric cooker and upright fridge/freezer are included in the sale. Further large items of furniture and the automatic washing machine can be made available by separate negotiations.

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 07502 125491 or the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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