

# Raeburn Christie Clark & Wallace

for life & business

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## 42 MERKLAND ROAD EAST, ABERDEEN, AB24 5PZ



**Generously Proportioned Two Double Bedroomed  
Ground Floor Flat with Residents' Parking**

OFFERS OVER  
**£109,000**

## Accommodation Overview

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

In a popular and well established residential area close to Aberdeen Beach and lovely coastal walks, this two double bedrooomed ground floor flat with residents' parking is ready to move into with the minimum of inconvenience. Benefitting from gas fired central heating with a Worcester Bosch combination boiler and double glazing, the communal areas are protected by a security entry system and maintained under a factoring contract. Upon entering from the welcoming hallway, there is a lovely lounge with twin windows to the front and this gives access to the modern well fitted comprehensively equipped kitchen. Both double bedrooms enjoy a quiet location to the rear and benefit from large built-in wardrobes. The bathroom with shower over bath completes the accommodation of this appealing property. Outside the communal gardens are well tended and there is ample residents' parking. Viewing is genuinely recommended.



## Communal Hall

The communal hallways are neat and well tended being managed under a factoring contract. There is a security entry system.

## Hall

### 4.53m x 1.18m (14'10" x 3'10") approx.

A most welcoming hallway with fresh neutral décor complemented by attractive wood laminate flooring. There is a deep walk-in cupboard providing excellent storage, a wall mounted security entry telephone and a contemporary black spotlight fitting.

## Lounge

### 4.79m x 3.51m (15'8" x 11'6") approx.

Well proportioned and with ample space for soft furnishings and for a table and chairs as required. Twin windows to the front afford natural light and the neutral décor and wood laminate flooring follows through from the hallway. The central light fitting is operated on a dimmer switch. Door to:



## Kitchen

### 3.34m x 2.74m (10'11" x 8'11") approx.

Refurbished in recent years with contemporary white high gloss wall and base units incorporating drawer units, oak butcher block worktops and a stainless steel sink with drainer and mixer tap. There is attractive co-ordinating white high gloss splashback panelling and integrated appliances include a ceramic hob with stainless steel chimney extractor hood above, a double oven/grill and these will remain along with the large stainless steel American style fridge/freezer, washing machine and tumble dryer. With neutral décor and vinyl flooring a window to the front draws in natural light.

## Bedroom 1

### 3.34m x 3.31m (10'11" x 10'10") approx.

Overlooking the rear this well proportioned double bedroom has neutral décor and deep pile cream carpeting. The central light fitting is operated on a dimmer and excellent storage is provided by the large built-in wardrobe with mirrored sliding doors. There is ample space for further freestanding bedroom furniture.

## Bedroom 2

### 3.31m x 2.91m (10'10" x 9'6") approx.

A further great sized double bedroom again enjoying a large built-in wardrobe providing hanging and shelving storage. With neutral décor and recently laid cream deep pile carpeting, the central light fitting has a dimmer switch.



## Bathroom

### 2.35m x 1.71m (7'8" x 5'7") approx.

Centrally set and fitted with a white suite comprising of a bath, pedestal wash hand basin and w.c. There is a mains thermostatic shower over the bath with shower curtain and rail and extensive tiling to the shower area which continues to splashback and to a deep display sill which has a large recessed mirror adding depth and light to the room. There is an air extractor and shaver point. Wood style vinyl flooring and neutral décor.

## Outside

The gardens are laid with areas of grass and shrubs which are well maintained. The residents' parking area is adjacent to the building.

## Location

Merkland Road East lies just off King Street within walking distance of Aberdeen University, many local amenities and the Aberdeen beachfront with its cinema and restaurants. Regular public transport to many parts of the city is readily available including the hospital complex at Foresterhill and the subjects enjoy easy access to the business centres to the north and south of the city.



## Notes

Gas fired central heating with Worcester Bosch combination boiler. Double glazing. EPC=C. Security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated kitchen appliances along with the American style fridge/freezer, washing machine and tumble dryer are included in the sale.

A factor has been appointed for the upkeep of the internal and external areas for which a monthly fee of approximately £30.00 is payable and that includes Common Buildings Insurance.

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 07751 025541 or 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.



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