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## 55 MILLSIDE TERRACE, PETERCULTER, AB14 0WD



## Well Presented Two Double Bedroomed Ground Floor Flat with Residents' Parking

OFFERS AROUND  
**£77,500**

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## Accommodation Overview

**Communal Hall, Entrance Vestibule, Hall, Lounge/Dining Room, Breakfasting Kitchen, Two Double Bedrooms and Bathroom. Communal Gardens. Residents' Parking.**

Set away from through traffic and enjoying a leafy outlook to the rear, this two double bedroomed ground floor flat is an ideal first time purchase or for those looking to downsize. Benefiting from double glazing and electric heating, the communal grounds and building are maintained by the residents. Upon entering from the vestibule, there is a welcoming hallway with two great sized cupboards, the lounge/dining room is spacious and has twin windows to the rear and also gives access to the well fitted kitchen with integrated appliances. Both double bedrooms are of a good size and benefit from built-in wardrobes and the bathroom with shower over bath completes the accommodation of this appealing property. Outside to the rear, there is a shared drying green, a seating area and to the front, ample residents' parking. Viewing recommended.



## Communal Hall

The communal hallways are neat and well maintained.

## Entrance Vestibule

Entered from a wooden door. Neutral décor and wood laminate flooring. Door to:

## Hall

**2.76m x 2.59m (9'0" x 8'5") approx. at longest and widest**

This L-shaped inviting hallway has fresh neutral décor, wood laminate flooring and wooden doors to the accommodation. There is a built-in tall deep cupboard providing good storage and a further tall cupboard housing the hot water tank and slatted shelving for towels and linen.

## Lounge/Dining Room

**4.90m x 3.60m (16'1" x 11'9") approx.**

Twin windows enjoy a private outlook over mature trees to the rear and the room enjoys neutral décor and carpeting. With ample space for soft furnishings and for a table and chairs as required, there is a door to:



## Breakfasting Kitchen

**2.71m x 2.51m (8'10" x 8'2") approx.**

Overlooking the front and fitted with a range of wood style wall and base units incorporating drawer units, dark worktops with splashback tiling and a stainless sink with drainer and mixer tap. There is an integrated ceramic hob with concealed extractor hood above and a fan assisted oven below. There is space for an upright fridge/freezer and plumbing for an automatic washing machine. The room has neutral décor, wood laminate flooring, a track spotlight fitting operated on a dimmer and space for a small table and chairs.

## Bedroom 1

**2.96m x 2.77m (9'8" x 9'1") approx.**

With a pleasant leafy outlook to the rear, this good sized double bedroom has neutral décor and carpeting. Excellent hanging and shelving storage is provided by the built-in wardrobe with mirrored sliding doors. The central light fitting is operated on a dimmer.



## Bedroom 2

**2.88m x 2.67m (9'5" x 8'9") approx.**

Overlooking the front, this double bedroom again enjoys neutral décor and carpeting. Built-in wardrobes span the width of the room and provide excellent storage.

## Bathroom

**1.87m x 1.69m (6'1" x 5'6") approx.**

Fitted with a white suite comprising of a w.c. and pedestal wash hand basin along with a bath with an electric shower over, shower curtain and rail and extensive tiling. The room is decorated in sea blue turquoise tones and has vinyl flooring. There is an opaque window to the front with a deep sill below.

## Outside

To the front of the property there is an area laid to grass and communal bins. To the rear, the grass is cut regularly and the residents of the block pay a fee of approximately £30 annually for the gardener. At the rear lies a drying area and seating area. There is ample residents' parking within the development.



## Location

Peterculter lies to the west of Aberdeen on the doorstep to Deeside with its leisure pursuits and open countryside. Within the town itself, there are a good number of local shops and amenities including a local primary school and community centre. Aberdeen city centre is some 15 minutes drive from the property and regular public transport to this and the surrounding areas is readily available. The AWPR is only some 5 minutes drive from the property, therefore giving easy access to the north and south and Aberdeen Airport. Lovely woodland walks are on the doorstep.

## Notes

Electric heating. Double glazing. EPC=D. Communal security entry system. All fitted floor coverings, curtains, blinds, light fittings and the integrated kitchen appliances are included in the sale.

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 07757 187591 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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