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65 URQUHART ROAD, ABERDEEN, AB24 5NA



**Two Bedroomed Top Floor Flat in Popular
Residential Location**

OFFERS OVER
£85,000

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Accommodation Overview

Communal Hall, Hall, Lounge/Kitchen, Two Double Bedrooms and Bathroom with Shower. Exclusive External Store. Communal Gardens.

In a popular well established residential area, this two double bedroomed top floor flat forms part of a traditional granite building with the communal areas protected by a security entry system. An ideal first time purchase, the subjects enjoy traditional features including plaster cornice, deep pitch pine skirting and attractive pitch pine panel doors and fascia to the accommodation. Upon entering, there is a welcoming hallway, the lounge/kitchen enjoy a contemporary open plan layout and the kitchen is comprehensively equipped with appliances. Both double bedrooms enjoy built-in storage and the centrally set bathroom with shower over bath completes the accommodation. The subjects are being sold inclusive of most large items of furniture and benefit from gas fired central heating and uPVC double glazing. Outside there is an exclusive storage cellar and a communal garden. Internal inspection is genuinely recommended.



Communal Hall

The communal hallways are protected by a security entry system and upon entering, there is a separate vestibule with the buzzer system. From the entrance hall a door leads to the rear garden and exclusive storage cellar. On the half landing, the property has one half share of a cupboard.

Hall

An inviting hallway with neutral décor and oak style laminate flooring. Attractive traditional pitch pine panel doors and fascia give access to the accommodation and there is a wall mounted security entry telephone.



Lounge/Kitchen

4.98m x 3.24m (16'4" x 10'7") approx. at longest

Enjoying contemporary open plan living, the lounge has a large window to the front affording great natural light and a pleasant outlook. The kitchen area is fitted with wood style wall and base units incorporating nickel rod handles, drawer units, a stainless steel sink with drainer and mixer tap and dark high gloss worktops and a co-ordinating dining bar which defines the two areas. There is an integrated fan assisted oven, ceramic hob, extractor hood, fridge and freezer. The free standing automatic washing machine and microwave will remain, along with the L-shaped sofa in the lounge. There is an Xpelair to the kitchen area and the whole room is decorated in neutral tones, has oak style laminate flooring and two track spotlight fittings.

Bedroom 1

3.65m x 3.50m (11'11" x 11'5") approx.

Well proportioned, this double bedroom has a large window enjoying an open leafy outlook to the rear. Decorated in neutral tones with co-ordinating carpeting, a tall built-in cupboard has a hanging rail and there is ample space for free standing bedroom furniture.



Bedroom 2

3.49m x 2.16m (11'0" x 7'1") approx.

This room is currently a single but can accommodate a double bed. With a tall deep silled window to the front, double doors open to a deep wardrobe providing hanging and shelving storage.

Bathroom

2.01m x 1.71m (6'7" x 5'7") approx.

Centrally set and fitted with a white suite comprising of a bath with a mains thermostatic shower over, shower curtain and rail and there is extensive tiling to the shower area which continues to splashback. There is a pedestal wash hand basin with cupboard storage below, a w.c and the room has white décor and tile style vinyl flooring. Chrome heated towel rail. Air extractor.

Outside

The rear garden has mature trees and areas laid to grass. There is an exclusive outdoor storage cellar suitable for outdoor equipment. It is worth noting that there is free on-street parking in the area.



Location

Urquhart Road lies to the north of Aberdeen City Centre close to Aberdeen University which is within walking distance. Aberdeen Beach Boulevard with its cinemas, recreational facilities, restaurants and shopping centre is within walking distance as are lovely coastal walks. There are local shops on the doorstep and regular public transport to many parts of the city including the hospital complex at Foresterhill is readily available.

Notes

Gas central heating. uPVC double glazing. EPC=C. Security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances and most large items of furniture with the exception of the desk in bedroom 1 will remain.

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.



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