

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

FLAT 20, 53-67 WHITEHALL ROAD, ABERDEEN, AB25 2PQ



**Spacious First Floor Two Double
Bedroomed Flat with Dining Kitchen**

OFFERS OVER
£165,000

Accommodation Overview

Communal Hallway, Entrance Vestibule, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Residents' Parking.

Enjoying a desirable West End location with excellent amenities within walking distance, this spacious first floor two double bedroomed flat with dining kitchen is offered for sale. Particularly bright and airy with excellent proportions, the property forms part of a modern purpose built development in a quiet tree lined street. With the benefits of gas fired central heating, double glazed windows and tasteful neutral decoration, the internal accommodation comprises an entrance vestibule and welcoming hallway with built-in storage facilities. The lounge is light and airy and the dining kitchen has plenty of space for a table and chairs. There are two good sized attractive double bedrooms and a smart bathroom with shower over bath completes the layout. Outside, the property has the added convenience of residents' parking and a factor has been appointed for the upkeep of the communal areas and grounds. Early viewing of this desirable property in a great location is highly recommended.



Communal Hallways

The neat and tidy communal hallways are protected by a secure entry system.

Entrance Vestibule

A welcoming vestibule in fresh white décor with a handy shelved storage cupboard.

Hall

A multi pane glazed door continues onto the particularly spacious hallway with two additional storage cupboards. Presented in white with laminate flooring.

Lounge

4.90m x 3.51m (16'0" x 11'5") approx.

Wonderfully bright with large windows to the front enjoying a pleasant green outlook. Presented in pale aqua tones with quality laminate flooring, the good dimensions afford ample floor space for a range of furniture and soft furnishings. The wall unit will remain.



Dining Kitchen

4.90m x 2.81m (16'0" x 9'2") approx.

Stylish dining kitchen with plenty of space for a table and chairs. Fitted with a range of wall and base units edged with splashback tiling and topped with contrasting work surface incorporating gas hob with double ovens below and a concealed extractor above. Quality appliances include integrated fridge/freezer and dishwasher with free standing washing machine and tumble dryer.

Double Bedroom 1

4.15m x 3.15m (13'6" x 10'3") approx.

Beautifully presented and spacious double bedroom with the benefit of a built-in wardrobe. The room enjoys a peaceful rear aspect.

Double Bedroom 2

4.15m x 3.15m (13'6" x 10'3") approx.

The second double bedroom also benefits from a built-in wardrobe, white décor, complementing carpeting and a peaceful rear aspect.



Bathroom

2.33m x 2.00m (7'6" x 6'5") approx.

The bathroom is fitted with a white three piece suite comprising w.c, pedestal wash hand basin and bath with electric shower attachment and glazed screen. Finishing touches include splashback tiling in white and blue tones with co-ordinating ceramic floor tiles and a chrome heated towel rail.

Outside

The property is set within pleasant garden grounds and has the added advantage of a designated parking space which is visible from the property. There is also access to a shared storage cellar.

Location

The subjects enjoy easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools, and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.





Notes

Gas fired central heating. Double glazing. EPC=C. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances. The wall unit in the lounge will remain. A factor has been appointed for the upkeep of the grounds and communal areas and there is a monthly fee of £40.00.

Viewing

Please telephone 07703 429494 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/CM/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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