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11 BRIGHTON PLACE, PETERCULTER, AB14 0UN



**Self Contained One Bedroomed First Floor
Flat with Exclusive Garden and Parking**

OFFERS OVER
£82,000

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Accommodation Overview

Hall, Lounge/Kitchen, Double Bedroom and Shower Room. Exclusive Garden. Communal Drying Green. Exclusive Parking Space.

Set away from through traffic within the popular village of Peterculter, this one bedroomed self contained first floor flat enjoys an exclusive garden area and an exclusive parking space. Forming part of a traditional granite cottage and accessed to the rear, the property is an ideal first time purchase. Upon entering there is a welcoming hallway, the lounge area has a feature fireplace and the kitchen area is fitted with a range of modern units and integrated appliances. There is a spacious double bedroom with excellent built-in wardrobes and the centrally set shower room with utility cupboard completes the accommodation. With gas fired central heating and double glazing, outside there is an exclusive area laid to grass, a communal drying green and exclusive parking space with one visitor's parking space. Viewing is recommended to appreciate the location.



Hall

2.13m x 1.48m (6'11" x 4'10") approx.

Entered from a security locking composite door with opaque glazed panel installed in recent years. The hallway has fresh white décor, co-ordinating painted wood panelling to dado and white door with chrome handles to the accommodation.

Lounge/Kitchen

4.18m x 3.81m (13'8" x 12'5") approx.

The lounge area has a large deep silled window overlooking mature trees and a contemporary wall mounted pebble electric fire. There is a wall mounted TV bracket suitable for a flat screen TV. The kitchen area is well fitted with a range of white high gloss wall and base units incorporating nickel rod handles, wood style worktops with a stainless steel sink with drainer and mixer tap and ample drawer units. There is an integrated fan assisted oven, ceramic hob and concealed extractor above. Integrated fridge. The whole room is decorated in fresh white tones and has wood laminate flooring.

Double Bedroom

4.18m x 3.20m (13'8" x 10'6") approx.

Generously proportioned and with a tall deep silled window enjoying a pleasant outlook to the rear. An excellent range of built-in wardrobes with mirrored sliding doors provide floor to ceiling storage including shelving and hanging storage. The room has fresh white décor and deep pile attractive grey carpeting. There is a wall mounted TV bracket suitable for a flat screen TV. A tall built-in cupboard houses the gas fired central heating boiler and provides further storage.

Shower Room

1.84m x 1.75m (6'0" x 5'8") approx.

Fitted with a modern suite incorporating a corner shower unit with electric shower and aqua panelling. There are white high gloss vanity units providing cupboard storage and incorporating a wash hand basin with mixer tap and w.c. with concealed cistern. There is aqua panelling to splashback and a mirrored wall cabinet provides further storage. With ceiling downlighters, there is a light tunnel affording natural light and vinyl flooring. A tall built-in cupboard houses the automatic washing machine and there is a chrome heated towel rail.

Outside

The exclusive parking space is clearly visible from the property and beside this lies an exclusive area of garden laid to grass which enjoys a sunny aspect. It would be possible for the erection of a shed on the garden. There is a communal drying green, and also a visitors parking space.

Location

Peterculter lies some 8 miles west of Aberdeen City Centre and is within easy commuting distance. There is a variety of sporting and leisure pursuits nearby. Woodland walks and walks along the Old Deeside Railway Line are also close to hand. There is a good range of local shops and amenities and an excellent primary school with secondary education catered for at Cults Academy. There is also good private schooling locally and in the City itself. Peterculter also provides easy commuting to the Kingswells and Westhill areas of Aberdeen.



Notes

Gas fired central heating. uPVC double glazing. EPC=C. All fitted floor coverings, blinds, light fittings and integrated appliances along with the automatic washing machine 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 07940 951984 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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