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FLAT E, 346 KING STREET, ABERDEEN, AB24 5BJ



**Well Presented, Spacious Two Double
Bedroomed Top Floor Flat with Dining Kitchen**

OFFERS OVER
£99,500

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Accommodation Overview

Communal Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms, Bathroom with Separate Shower. Loft. Internal Store. Communal Gardens.

Stylishly presented, well maintained and boasting a wealth of period detail. These are just some of the many qualities of this most attractive and spacious two double bedroomed top floor flat with dining kitchen which forms part of a traditional granite building with the communal areas protected by a security entry system installed in July 2021. Exceptionally bright and airy due to the large windows and generous proportions of the rooms, the property benefits from gas fired central heating and uPVC double glazing. Upon entering there is a large and welcoming reception hall with built-in storage and access to the loft. The lovely lounge has a feature fireplace and views towards the city skyline whilst the quality fitted dining kitchen is comprehensively equipped with integrated appliances. Both double bedrooms are of a great size and the spacious bathroom with separate shower unit completes the accommodation of this appealing property. Outside there is a well maintained fully enclosed garden with a paved patio and drying green. Internal viewing is genuinely recommended to fully appreciate the level of accommodation and qualities within.



Communal Hall

The communal hallways are protected by a security entry system which was installed in July 2021. Upon entering there is traditional Terrazzo floor tiles and the staircase has beautiful traditional stain glass windows to the rear and on the top floor half landing is a locking storage cupboard.

Hall

4.93m x 2.57m (16'2" x 8'5") approx. at widest

As can be seen by the dimensions this is a spacious and most welcoming hallway with beautiful pitch pine panelled doors to the accommodation, traditional painted facias, and a high ceiling with plaster cornice. There are two tall built-in cupboards providing excellent storage and one has a hanging rail and shelving for outdoor wear. With fresh neutral décor and wood laminate flooring a ceiling hatch gives access to the loft space.

Lounge

3.61m x 3.93m (12'10" x 11'10") approx.

A large deep silled window to the front draws in great natural light and enjoys far reaching views across the cities skyline. With fresh neutral décor and wood laminate flooring, traditional features include a high ceiling with plaster cornice, ceiling lie ins add character to the room and there is deep skirting. An attractive focal point is the fireplace with wooden surround and decorative tiled inset.



Dining Kitchen

3.62m x 3.21m (11'10" x 10'6") approx.

Thoughtfully planned with an excellent range of modern wood style units incorporating drawer units, shelving, long nickel rod handles, dark high gloss worktops with striking red splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include an oven, ceramic hob with stainless steel extractor above, fridge/freezer and dishwasher. The free standing automatic washing machine will remain. A large deep silled window enjoys an open outlook to the rear and the room is decorated in light grey tones, has tile style vinyl flooring and space for a table and chairs.

Double Bedroom 1

4.67m x 2.28m (15'3" x 7'5") approx.

Generously proportioned and with a tall window to the front this double bedroom again enjoys fresh neutral décor, wood laminate flooring and a high ceiling with plaster cornice and deep skirting. There is ample space for free standing bedroom furniture.

Bedroom 2

2.57m x 2.57m (8'5" x 8'5") approx. at widest

This double bedroom has a tall window to the gable overlooking a mature tree. Currently used as an office and music room, there is high ceiling with deep skirting wood laminate flooring and neutral décor.



Bathroom

3.70m x 2.33m (12'1" x 7'7") approx.

A great sized bathroom fitted with a modern suite comprising of a pedestal wash hand basin with mirrored cabinet above, a w.c. and bath with central filler. There is a large walk-in shower unit with mains thermostatic shower and aqua panelling and the room has ceramic tiling to dado height. A tall built-in cupboard provides storage and houses the gas fired central heating combination boiler. Natural light is drawn to the room by a tall opaque window to the rear and traditional features continue within the bathroom including a high ceiling with plaster cornice and a ceiling lie in adds character to the room.

Outside

To the rear the garden is fully enclosed and well maintained being laid with grass and a mature tree and there is a paved area suitable as a seating area.



Location

King Street is a popular and central residential location with easy access to Aberdeen University, the hospital complex at Foresterhill, Union Street and Aberdeen's beach boulevard with its recreational facilities and beautiful coastal walks. Local shops are on the door step and regular public transport to many part of the city is readily available. The subjects enjoy easy access to Anderson Drive therefore to business centres to the north and south of the city and Aberdeen airport.

Notes

Gas fired central heating. uPVC double glazing. EPC=C. Security entry system installed in July 2021. All fitted floor coverings, curtains, light fittings, integrated and kitchen appliances are included in the sale.

It is possible to apply for a residents' parking permit for which a fee is payable and there is free on-street parking in the surrounding streets.

The client will complete all Timber Works in September 2021 and Guarantees by Aberdeen Property Preservation will be in place.

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 07720 852811 or the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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