

# Raeburn Christie Clark & Wallace

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63 BON ACCORD STREET, ABERDEEN, AB11 6EB



**Whole Top Floor Two Double Bedroomed  
Flat with Communal Gardens**

OFFERS OVER  
**£110,000**

## Accommodation Overview

**Communal Hall, Hall, Lounge, Breakfasting Kitchen,  
Two Double Bedrooms and Bathroom with Shower.  
Exclusive Loft. Communal Gardens.**

In a great city centre location, close to all amenities, this two double bedroomed flat forms the whole top floor of a traditional granite building with communal gardens to the rear. Benefiting from multi-pane double glazed windows and gas fired central heating, the subjects offer generously proportioned accommodation with a light and airy atmosphere and fantastic views to the front. The hallway has great built-in storage, with two walk-in stores and a further cupboard. The lounge is well proportioned and the kitchen has integrated appliances. The main bedroom has two built-in wardrobes, there is a further good sized double bedroom and the bathroom with shower over bath completes the accommodation. Internal inspection is genuinely recommended.



## Communal Hall

The communal hallways are protected by a security entry system and from the entrance hall, a door gives access to the rear garden. The stairwell is well maintained and has lighting.

## Hall

**4.20m x 1.04m (13'9" x 3'4") approx.**

A welcoming hallway with neutral décor and oak style laminate flooring. There is a tall built-in cupboard with shelving, a further two stores both measuring (1.76m 1.04m (5'9" x 3'4") approx.) and these provide great storage. One has hanging rails and shelving, the other houses the gas fired central heating boiler and automatic washing machine and both have lighting. The hallway also has a hatch to the loft space which provides further storage and a wall mounted security entry telephone.



## Lounge

**3.71m x 3.55m (12'2" x 11'7") approx. into window**

A large multi-pane window enjoys a pleasant outlook to the rear. The room has neutral décor and oak laminate flooring. There is ample space for soft furnishings.

## Kitchen

**3.41m x 2.59m (11'2" x 8'6") approx.**

Overlooking the front enjoying far reaching views, the kitchen is fitted with wall and base units incorporating drawer units, wood style worktops and a cream 1.5 bowl sink with drainer and mixer tap. There is an integrated fan assisted oven, a gas hob and an upright fridge/freezer which will remain. There is space for a small breakfasting table and chairs if required.



## Bedroom 1

**3.79m x 3.47m (12'5" x 11'4") approx. into window**

Well proportioned, this double bedroom has neutral décor and co-ordinating carpeting. There are two deep built-in wardrobes providing hanging and shelving storage. The central light fitting is operated on a dimmer switch.

## Bedroom 2

**3.42m x 2.76m (11'2" x 9'0") approx.**

Overlooking the front again enjoying far reaching views, this good sized double bedroom has neutral décor and carpeting and has ample space for free standing bedroom furniture.

## Bathroom

**2.06m x 2.00m (6'9" x 6'6") approx.**

Fitted with a white suite comprising of a bath with electric shower over, glazed shower screen and white tiling which extends to all walls. There is a wash hand basin built into cupboard storage and above this a mirrored cabinet. There is a w.c. and the room is bright and airy with an opaque multi-pane window to the front. Ceramic floor tiles.



## Outside

To the rear, there is a fully enclosed communal garden.

## Location

Bon Accord Street lies just off Union Street with the wealth of amenities the city centre has to offer on the door step. Ferryhill and Duthie Park, with its wide open spaces and Winter Gardens, is within walking distance as is Union Square with its cinema, restaurants and Aberdeen rail and bus stations. Regular public transport to all parts of the city and beyond is readily available.

## Notes

Gas fired central heating. New boiler has been installed with an 8 year guarantee. Double glazed multi-pane sash and case windows. EPC=D. Security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances are included in the sale.

It is possible to apply to Aberdeen City Council for two on-street residents' parking permits for which a fee is payable.

## Viewing

Please telephone 07584 991012 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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