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**15 GARMADDIE LANE, DYCE, ABERDEEN, AB21 7LN**



**Spacious Three Bedroomed Top Floor Flat  
with Communal Gardens**

OFFERS OVER  
**£89,900**

# 15 GARMADDIE LANE, DYCE, ABERDEEN, AB21 7LN

## Spacious Three Bedroomed Top Floor Flat with Communal Gardens

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### Accommodation Overview

**Entrance Vestibule, Hall, Lounge/Dining Room, Dining Kitchen, Three Bedrooms and Two Shower Rooms. Communal Gardens.**

In a well established and popular residential area, this three bedroomed top floor flat with communal gardens offers a generous level of accommodation. The subjects enjoy a light and airy atmosphere and have great storage throughout. Upon entering from the vestibule, there is a walk-in store, the hallway has built-in cupboards and gives access to all accommodation. There is a generously proportioned lounge/dining room with dual aspect windows and this gives access to the dining kitchen, refurbished in recent years and comprehensively equipped with appliances. The master bedroom enjoys built-in wardrobes and there are two further great sized bedrooms. There are two shower rooms and the subjects benefit from gas fired central heating and double glazing. The communal areas are protected by a security entry system and there are communal garden grounds with a rotary clothes dryer. Viewing is essential to appreciate the level of accommodation within.



## Entrance Vestibule

**1.58m x 1.16m (5'2" x 3'9") approx.**

With a tall double glazed window to the rear, this vestibule has a deep walk-in store (1.81m x 1.49m (5'11" x 4'10) approx.) with lighting and this houses the gas fired central heating boiler. The front door was replaced with a security locking door in 2018.

## Hall

**4.76m x 1.48m (15'7" x 4'10") approx. at longest and widest**

This L-shaped hallway has attractive quality wood laminate flooring and access to all accommodation. There are three built-in cupboards all providing great storage.

## Lounge/Dining Room

**5.41m x 3.92m (17'8" x 12'10") approx.**

With ample space for soft furnishings and for a dining table and chairs, a large window overlooks the side and a further window overlooks the rear all drawing great light to the room. With tasteful décor and a feature wall, the quality laminate flooring follows through from the hallway. Door to:



## Dining Kitchen

**3.53m x 2.31m (11'7" x 7'7") approx.**

Overlooking the rear, this bright and airy dining kitchen was refurbished in recent years with a range of thoughtfully planned white high gloss and handle-less units incorporating drawer storage, under unit lighting, co-ordinating worktops with splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. There is an integrated oven, microwave, automatic washer/dryer and slim line dishwasher along with a ceramic hob with black splashback and black chimney extractor hood above. The free standing upright fridge/freezer will also remain. There is a fitted dining bar with four high chairs which will remain and the room has tasteful contemporary décor and wood laminate flooring.

## Bedroom 1

**3.48m x 2.72m (11'4" x 8'11") approx.**

With a large window to the side, this double bedroom is decorated in white tones and has quality wood laminate flooring. A built-in wardrobe provides great hanging and shelving storage.

## Bedroom 2

**2.94m x 2.38m (9'7" x 7'9") approx.**

Overlooking the side, this is a great sized bedroom which enjoys wood laminate flooring and is decorated in violet tones.



## Bedroom 3

**2.94m x 2.32m (9'7" x 7'6") approx.**

Again overlooking the side and with tasteful décor and wood laminate flooring.

## Shower Room 1

**1.95m x 1.53m (6'4" x 5'0") approx.**

With an opaque window to the side, this shower room is fitted with a w.c and a built-in wash hand basin. The shower unit has an electric shower, glazed door and aqua panelling.

## Shower Room 2

**2.36m x 1.02m (7'8" x 3'4") approx.**

Fitted with a built-in wash hand basin and w.c, the shower unit has a glazed door, aqua panelling and electric shower. Air extractor.

## Outside

To the rear, the communal gardens are laid to grass and there are communal rotary clothes dryers.



## Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample amenities and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to the city. In contrast lovely walks can be enjoyed along the River Don.

## Notes

Gas fired central heating. Double glazing. Security entry system. EPC=D. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances and the upright fridge/freezer will remain.

## Viewing

Please telephone 07920 440323 or the Selling Agent's Aberdeen office.

## Office Reference:WDB/AM/Aberdeen

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