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10C BERRY STREET, ABERDEEN, AB25 1DL



**First Floor One Bedroomed Apartment
with Exclusive Parking Space**

OFFERS OVER
£95,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Double Bedroom, Shower Room. Exclusive Secure Parking Space.

In an excellent city centre location, this appealing first floor one bedroomed apartment enjoys an exclusive parking space protected by a barrier system. With a light and airy atmosphere with large double glazed windows and generously proportioned rooms, the property has gas fired central heating and has been freshly decorated throughout in neutral tones. Upon entering a welcoming hallway leads to the accommodation, the attractive lounge has twin windows to the front and gives access to the spacious fitted kitchen. The double bedroom enjoys a pleasant aspect to the rear and features excellent built-in storage facilities. Recently refurbished pristine shower room completes the accommodation of this ready to move into property. With a large courtyard to the rear accessed from Gallowgate through a barrier system to the exclusive parking space. This is an ideal first time purchase or rental property with items of furniture included in the sale. Viewing highly recommended.



Communal Hall

The communal hallways are well maintained and protected by a security entry system enjoying a good deal of natural light with large windows to the rear, there is stairwell lighting and these areas are maintained under a factoring contract.

Hall

The inviting hallway has fresh neutral décor setting the theme for the accommodation.

Lounge

4.52m x 3.92m (14'8" x 12'8") approx.

Generously proportioned, the bright and airy lounge has twin windows to the front, decorated in fresh neutral tones with laminate flooring. The furniture in this room can be included in the sale and a door leads onto the kitchen.

Kitchen

3.00m x 2.00m (9'8" x 9'5") approx.

Again overlooking the front and fitted with a good range of wall and base units edged with splashback tiling and topped with co-ordinating work surface. Appliances include a freestanding electric cooker, fridge and washing machine and the central heating boiler is wall mounted.



Double Bedroom

3.28m x 3.00m (10'7" x 9'8") approx.

Enjoying a quiet location to the rear this double bedroom has neutral décor with complementing carpeting. Excellent floor to ceiling storage is provided by large wardrobes with mirrored sliding doors. There is also a further tall built-in cupboard for additional storage needs.

Shower Room

2.10m x 2.00m (6'8" x 6'5") approx.

With a large opaque window to the rear, the shower room has been recently refurbished with a modern suite comprising of a w.c. and rectangular wash hand basin within white gloss vanity unit with cupboard storage below. There is a curved shower enclosure with mains shower attachment, aqua panelling within the shower, above the sink and on the window sill. Finishing touches include chrome heated towel rail.

Outside

To the rear, there is a large carpark protected by a barrier system. The exclusive parking space is clearly visible. There are deep well stocked shrubbery beds and trees providing colour throughout the season.



Notes

Gas fired central heating. Double glazing. EPC=C. Security entry system. Smoke detector and carbon monoxide detector. The property will be sold inclusive of all fitted floor coverings, curtains, blinds, light fitting along with appliances. Items of furniture can be included in the sale at the buyer's discretion.

A factor has been appointed for the upkeep of the internal and external communal areas for which a monthly fee of £30.00 is payable.

Location

Berry Street lies in the heart of the city centre enjoying easy access to Aberdeen University, the North East College and all the facilities and businesses within the city centre has to offer. Aberdeen bus and rail stations are only some 10 minutes walk from the property within Union Square with its cinema and restaurants. Regular public transport to many parts of the city is readily available including the hospital complex at Foresterhill and the subjects also enjoy easy access to Anderson Drive therefore to the main business centres to the north and south of the city and Aberdeen Airport.





Viewing

Please telephone 01346 561263 or 07583 247976 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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