

Raeburn Christie Clark & Wallace

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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:
property@raeburns.co.uk

www.raeburns.co.uk

24 DEE PLACE, ABERDEEN, AB11 6EF



Detached Two Public/Seven Bedroomed Dwellinghouse with Garage and Parking

OFFERS OVER
£300,000

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Accommodation Overview

Entrance Hall, Lounge, Rear Hall, Cloakroom, Kitchen, Breakfasting/Dining Room and Double Bedroom with Shower Unit. Mezzanine: Double Bedroom and Cloakroom. First Floor Hall: Two Double Bedrooms with Shower Units and Box Room. Top Floor Hall: Three Single Bedrooms and Bathroom with Separate Shower. Large Basement. Large Parking Area. Single Garage.

Tucked away in a quiet yet central location close to all amenities, this traditional granite detached two public/seven bedroomed dwellinghouse has a large loc-bloc parking area and single garage. Presenting an opportunity for perhaps a developer or a family looking to create a lovely family home, the subjects have gas fired central heating and most windows are uPVC double glazed. The property previously held an HMO Licence and it is believed it would be fairly straightforward for the property to comply to regulations again. The accommodation spans three floors and a mezzanine level and currently has seven bedrooms some of which have shower units and wash hand basins. There is a lounge on the ground floor with fireplace and a well fitted kitchen with integrated appliances which leads to the breakfasting/dining room. Viewing is genuinely recommended to appreciate the versatile and adaptable accommodation on offer and potential within.



Hall

3.63m x 1.93m (11'10" x 6'4") approx.

Entered from a uPVC door, this welcoming hallway has a carpeted staircase with traditional wooden balustrade rising to the upper floors.

Lounge

4.80m x 3.84m (15'9" x 12'7") approx.

With an attractive oak fire surround to the non-functional fireplace, there are two traditional "Aberdeen press" and a window to the front.

Rear Hall

The rear hall gives access to the cloakroom, kitchen and breakfasting/dining room.

Cloakroom

2.14m x 1.18m (7'0" x 3'10") approx.

With a white pedestal wash hand basin and w.c. Ceramic floor tiles. Opaque window to rear.

Kitchen

3.57m x 2.90m (11'8" x 9'6") approx.

Fitted with a range of white units incorporating drawer units, dark worktops and a stainless steel sink with drainer and mixer tap. There is an integrated oven, gas hob, fridge/freezer, dishwasher and a free standing automatic washing machine. Door to:



Breakfasting/Dining Room

3.93m x 2.06m (12'11" x 6'9") approx.

With dual aspect windows, this adaptable room has a uPVC door to the side of the property.

Double Bedroom

4.56m x 3.44m (14'11" x 11'3") approx.

Overlooking the front, this well proportioned bedroom has a shower unit to the corner of the room with mains thermostatic shower and aqua panelling. There is a wall mounted wash hand basin and this area of the room has ceramic floor tiles and the remainder is carpeted.

Mezzanine:

Cloakroom

2.02m x 1.34m (6'7" x 4'4") approx.

With an opaque window to the rear and fitted with a pedestal wash hand basin and w.c. Ceramic floor tiles.

Double Bedroom

3.72m x 3.12m (12'2" x 10'3") approx.

Overlooking the front, this well proportioned bedroom has a corner shower unit with an electric shower and aqua panelling. There is a wall mounted wash hand basin and this area again has ceramic floor tiles and the room is carpeted.



First Floor Hall

A carpeted staircase rises to the first floor hall giving access to two bedrooms and a box room.

Double Bedroom

4.66m x 3.82m (15'3" x 12'6") approx.

A lovely bright and airy room with a dual aspect to the front and side. There is a shower unit with mains thermostatic shower and aqua panelling along with a wash hand basin. Ceramic floor tiles and carpeting to main area.

Double Bedroom

4.68m x 3.52m (15'4" x 11'6") approx.

Again enjoying an open outlook to the front and a shower unit to one corner with mains thermostatic shower and aqua panelling. There is a wash hand basin and ceramic floor tiles to this area.

Box Room

1.87m x 1.63m (6'1" x 5'4") approx.

With a window to the front, this box room houses a large hot water cylinder and has good shelving storage.

Upper Hall

Giving access to three single bedrooms, a bathroom and store.



Single Bedroom

3.49m x 2.20m (11'5" x 7'2") approx.

Overlooking the rear and with neutral décor and carpeting.

Single Bedroom

3.25m x 2.48m (10'8" x 8'1") approx.

Overlooking the front and with far reaching views to the south of the city, there is a recessed alcove with hanging rail.

Single Bedroom

4.16m x 2.12m (13'7" x 6'11") approx. at longest

Overlooking the front, this single bedroom has shallow ceiling lie-ins and a recessed alcove with hanging rail.

Bathroom

3.74m x 2.12m (12'3" x 6'11") approx.

A good sized bathroom fitted with a modern white suite comprising of a bath, corner shower unit with mains thermostatic shower and aqua panelling, pedestal wash hand basin and w.c. There is tiling to all walls and contrasting ceramic floor tiles. Window to rear.



Store

1.99m x 1.17m (6'6" x 3'10") approx.

Providing great storage and housing the gas fired central heating boiler.

Basement

4.46m x 3.54m (14'7" x 11'7") approx. at longest

A concealed stone staircase leads to this basement which is lined, has lighting and power and may be useful as a fitness area

Outside

Accessed at a dead end to Dee Place, double gates open to a large loc-bloc area of ground which provides fantastic parking. This also gives access to the single garage which has an up and over door. There is a small pathway to the west side which is bound by high wooden fencing and a gate gives access to Gordon Street. There is a small area of ground to the rear suitable for property maintenance.



Notes

Gas fired central heating. Most windows uPVC. uPVC Security locking exterior doors. Security alarm system. EPC=D. HMO previously in place and it is thought it would be relatively easy to obtain a current HMO as fire doors and many regulations still in place. The subjects are being sold as seen inclusive of all fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances.

Viewing

Please telephone 07801 199287 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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