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42 BELGRAVE TERRACE, ABERDEEN, AB25 2NS



**Traditional “C” Listed Self Contained Two Public/Two
Bedroomed Ground Floor Flat with Gardens**

OFFERS OVER
£294,000

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Accommodation Overview

Entrance Vestibule, Entrance Hall, Lounge, Family/Dining Room, Office, Inner Hall, Kitchen, Master Bedroom with En Suite, Double Bedroom and Bathroom. Large Floored Attic. Exclusive Gardens Grounds.

In a sought after residential area and forming part of an imposing "C" listed dwellinghouse, this two public/two double bedroomed self contained ground floor flat enjoys an elevated position set within exclusive grounds. Boasting a wealth of beautiful period detail the subjects have been well maintained and benefit from gas fired central heating, double glazing and a security alarm system. Upon entering from the vestibule there is a spacious hall with walk-in store and access to the useful office. The elegant lounge enjoys a wealth of period detail and to the rear lies a family/dining room overlooking the garden. There is a quality fitted comprehensively equipped kitchen, a master bedroom with en suite and a further double bedroom and family bathroom. Worthy of note is the large attic which provides great storage. Offering a generous level of adaptable accommodation, this is a lovely property of which internal inspection is genuinely recommended.



Entrance Vestibule

1.92m x 1.54m (6'4" x 5'0") approx.

Entered from a traditional door with single glazed fanlight above, the vestibule has Terrazzo floor tiles, a picture rail and a traditional part glazed door to:

Entrance Hall

4.31m x 3.77m (14'1" x 12'4") approx. at longest and widest

A most inviting hallway with tasteful décor and painted panelled doors and fascia to the accommodation. There is a traditional dado with freeze below and a high ceiling with plaster cornice. A deep walk-in store **2.45m x 1.97m (8'0" x 6'4") approx.** provides great storage and has hanging rails for outdoor wear and ample shelving.

Lounge

5.71m x 5.22m (18'8" x 17'1") approx. into bay and alcove

An elegant lounge with a bay window to the front affording great natural light to the room. Traditional features include a high ceiling with plaster cornice, dado and deep skirting. The fireplace with ornate wooden surround and inset gas fire creates a lovely focal point.



Family/Dining Room

5.07m x 3.46m (16'7" x 11'4") approx.

This adaptable space is currently used for formal dining and has ample space for soft furnishing too. Large windows overlook the rear garden and there is a high level velux window and a decorative door to the rear.

Office

2.67m x 1.38m (8'9" x 4'6") approx.

A useful room for those working from home fitted with high level shelving, wall cupboards and base units incorporating drawer units below a large fitted desk. There is a window to the gable.

Inner Hall

6.51m x 1.14m (21'4" x 3'8") approx.

The inner hall gives access to the rear accommodation and a ceiling hatch leads to the large floored loft area which has windows and provides fantastic storage.



Kitchen

3.87m x 2.53m (12'8" x 8'3") approx.

Quality fitted with a range of wall and base units incorporating drawer units co-ordinating worktops and a 1.5 bowl sink. There is splashback tiling which continues to the deep window sill to the gable and a fitted dining bar for informal dining. There is a Bosch fan assisted oven and grill and a ceramic hob with concealed extractor. The Bosch tumble dryer and automatic washing machine will remain along with the upright fridge/freezer.

Master Bedroom

4.43m x 3.93m (14'6" x 12'10") approx.

Generously proportioned and with a large window to the rear. Enjoying a high ceiling with plaster cornice, there are two built-in wardrobes with high level cupboards above and built-in bedside units. door to:

En Suite

2.87m x 1.59m (9'5" x 5'2") approx.

Quality fitted with a w.c. with concealed cistern and wash hand basin with mirror above and plinth with downlighters built-into white high gloss vanity units which co-ordinate with further wall and base units all providing great storage. There is a corner shower unit with extensive tiling which continues to all walls. The ceiling is lined with ceiling downlighters and there is a chrome heated towel rail. A window to the gable affords natural light.



Double Bedroom

3.68m x 2.51m (12'0" x 8'2") approx.

Located to the rear and currently used as a twin bedroom. There are two windows to the side and a built-in cupboard provides hanging and shelving storage.

Bathroom

2.58m x 1.58m (8'5" x 5'2") approx.

Fitted with a white suite comprising of a bath with mains thermostatic shower over and extensive tiling. There is a w.c. with concealed cistern and a wash hand basin built-into cupboard and shelving storage. Above the wash hand basin is a wall mirror with light and there is a window to the side. The ceiling is lined and has downlighters.



Outside

Enjoying an elevated position from street level the exclusive garden to the front is mainly laid with neat lawn and mature shrubs. There is a pink gravel chip pathway to the front door and a shared pathway to the side leads to the rear. Adjacent to the property at the rear is a deep well stocked flowerbed and an area laid to lawn. There is a well stocked to the east side which is exclusive to the property and this leads to the rear a paved area and garden shed which will remain. The garden has a water tap and enjoys good privacy.

Location

Belgrave Terrace lies in the Rosemount area with the city centre only some 10 minutes walk from the property. Rosemount Place with its wealth of specialist shops including a butcher, cheesemonger, fishmonger along with cafes and a chemist is on the doorstep along with the lovely Westburn and Victoria parks with their wide open spaces and recreational facilities. The hospital complex at Foresterhill is some 15 minutes walk from the property and the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city and Aberdeen Airport. In the catchment for Aberdeen Grammar School, reputable nursery and primary schools are in the area.



Notes

Gas central heating. Double glazing. Security alarm system. EPC=E. All fitted floor coverings, curtains, blinds, light fittings are included in the sale along with integrated and freestanding kitchen appliances.

There is ample on-street parking and it is possible to apply for 2 parking permits to Aberdeen City Council for which a fee is payable.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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