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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

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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

20 ALBYN GROVE, ABERDEEN, AB10 6SQ



Top Floor Two Double Bedroomed Flat with Communal Gardens

OFFERS OVER
£105,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room. Half Share of Internal Store. Communal External Store. Exclusive Store and Communal Garden.

In a popular city centre location close to all amenities, this two double bedroomed top floor flat forms part of a traditional granite building with communal areas protected by a security entry system. Decorated in neutral tones with co-ordinating wood laminate flooring the subjects are ready to move into and benefit from double glazing and gas fired central heating. Upon entering from the hallway the lounge has an outlook to the rear, there is a well fitted kitchen comprehensively equipped with appliances and to the front a double bedroom. There is a double bedroom which is an adaptable room to the rear and the shower room completes the accommodation of this appealing property. Outside to the rear there is a communal garden with an exclusive store and share of a communal store. Viewing is recommended.



Communal Hall

The communal hallways are protected by a security entry system and are neat and tidy. From the ground floor entrance hall a door gives access to the rear garden. On the half landing is a store to which the property has a one half share.

Hall

2.34m x 2.55m (7'8" x 8'4") approx. at longest and widest

This welcoming "T" shaped hallway has attractive white panel style doors to the accommodation and coat hooks for outdoor wear. With neutral décor and wood laminate flooring, there are high level meter cupboards.

Lounge

3.79m x 3.69m (12'5" x 12'1") approx.

The private outlook over the rear the lounge can accommodate soft furnishings and a small table and chairs as required. The contemporary unit providing drawer, cupboard, shelving storage and space for a TV will remain. With neutral décor and attractive dark laminate flooring there is a high ceiling with coving and deep skirtings.



Kitchen

3.07m x 1.58m (10'0" x 5'2") approx.

Fitted with a range of wood style wall and base units incorporating glazed units, drawer units and co-ordinating worktops with splashback tiling and a dark green sink with drainer and mixer tap. There is an integrated fan assisted oven, ceramic hob and stainless steel chimney extractor hood. The upright fridge/freezer and automatic washing machine will remain. There is a co-ordinating breakfasting bar and the room has neutral décor.

Double Bedroom

3.63m x 3.51m (11'10" x 11'6") approx. into door recess

With a large window to the front affording great natural light, this well proportioned double bedroom has neutral décor and beech style laminate flooring. There is a tall shallow built-in cupboard and the free standing mirrored wardrobes providing great hanging storage will remain.



Double Bedroom

4.14m x 2.29m (13'7" x 7'6") approx.

Overlooking the rear and accessed from the lounge, this is an adaptable room which could be a dining room or further public room or an office for those working from home. With neutral décor and wood laminate flooring there is a deep storage cupboard with hanging rail and shelving.

Shower Room

2.31m x 1.60m (7'7" x 5'2") approx.

Centrally set, and fitted with a pedestal wash hand basin and w.c. There is an extra large walk-in shower unit with aqua panelling mains thermostatic shower and glazed screen. The room has dark tile style flooring and a mirrored cupboard is deep and provides storage for towels and toiletries. Air extractor. Heated towel radiator.

Outside

The well maintained gardens to the rear are bound by a traditional wall and mainly laid to grass. There is an exclusive storage cellar suitable for outdoor equipment.



Location

Albyn Grove lies between Albyn Place and Union Grove in a popular city centre location with a range of independent shops and cafes within walking distance along with the lovely Rubislaw Terrace Gardens. The city centre is some five minutes walk from the property and regular public transport to this and many parts of the city is readily available. The subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport.

Notes

Gas central heating. Double glazing. Communal entry security system. EPC=C. All fitted floor coverings, blinds, light fittings, integrated kitchen appliances, the upright fridge/freezer and automatic washing machine are included in the sale, along with the wardrobes in the double bedroom and the storage unit in the lounge. Good sized shared attic space.

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 07712 893940 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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