

Raeburn Christie Clark & Wallace

for life & business

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

459 KING STREET, ABERDEEN, AB24 3BX



Ground Floor Self Contained Two Bedroomed Apartment with Conservatory and Garden

OFFERS OVER
£170,000

459 KING STREET, ABERDEEN, AB24 3BX

Ground Floor Self Contained Two Bedroomed Apartment with Conservatory and Garden

OFFERS OVER £170,000

Accommodation Overview

Entrance Vestibule, Reception Hall, Lounge, Dining Kitchen, Home Office, Conservatory, Two Double Bedrooms and Bathroom. Garden.

This beautifully appointed ground floor self contained two double bedroomed apartment with dining kitchen, home office and conservatory forms the lower part of a traditional granite property. Featuring an effortless blend of period detail enhanced by contemporary stylish decoration, this deceptively spacious property has a versatile layout, benefits from gas fired central heating and mixed glazing including triple glazed bay window. Upon entering, the traditional entrance vestibule and welcoming reception hall lead onto the elegant lounge with bay window and cast iron open fire. The lovely bright dining kitchen leads onto both the home office and the relaxing conservatory overlooking the delightful garden grounds to the rear. Both double bedrooms are spacious, and the fully tiled bathroom with three piece suite with shower over bath completes the accommodation. Externally, the property is well screened from the road with a small garden to the front and has a south facing secluded walled rear garden. Internal inspection is essential to fully appreciate the accommodation on offer.



Entrance Vestibule

Instantly inviting with traditional tiled floor, high ceiling and neutral decoration the entrance vestibule benefits from a large walk-in storage area.

Reception Hall

A part glazed door continues into the welcoming hallway retaining period detail with painted traditional doors to the accommodation. High level storage cupboard.

Lounge

5.08m x 4.24m (16'6" x 13'9") approx.

Beautifully appointed elegant lounge finished in blue tones highlighting the period features. Triple glazed bay window framed within a painted wooden pelmet, white painted fire surround housing a cast iron open fire. With attractive wall lights above the fireplace, high cornice ceiling, ceiling rose and polished wooden floors.



Dining Kitchen

3.75m x 3.49m (12'3" x 11'4") approx.

A wonderful dining kitchen fitted with an excellent range of cream style shaker style units with brick splashback tiling and contrasting work surface incorporating gas hob with extractor above and oven below. Appliances include a dishwasher and integrated fridge. The room overlooks the conservatory and has ample space for dining. A door from the kitchen leads out to the pantry which is fitted with a range of full height storage cupboards. Door to home office and door to conservatory.

Home Office

2.21m x 2.00m (7'2" x 6'5") approx.

An ideal space for working from home with the window overlooking the garden.

Conservatory

4.32m x 1.38m (14'1" x 4'5") approx.

Ideal relaxation space overlooking the mature walled garden to the rear. Presented in sage green tones with ample space for a range of furniture.



Double Bedroom 1

3.75m x 3.34m (12'3" x 10'9") approx.

Beautiful double bedroom located to the front of the property presented in soft grey tones complemented by wooden flooring. A lovely feature is the decorative cast iron fire surround with a tiled hearth and a shelved alcove to the side.

Double Bedroom 2

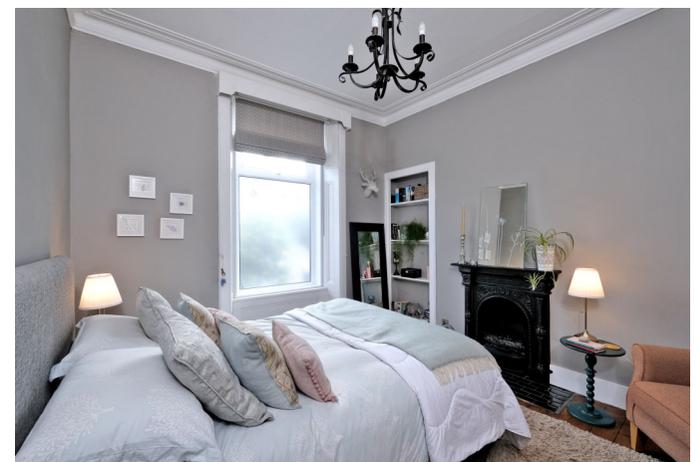
3.74m x 2.60m (12'3" x 8'6") approx.

With a window leading onto the conservatory, this restful double bedroom is presented in taupe tones and has space for a range of bedroom furniture.

Bathroom

2.47m x 1.67m (8'1" x 5'5") approx.

Centrally set the bathroom is fully tiled in white tiles and fitted with a three piece suite comprising w.c, wash hand basin and bath with electric shower attachment. Finished with slate style tiled floor.



Outside

The property has a small garden to the front and is well screened from the road with a range of mature shrubs. The delightful rear garden is south facing and ideal for spending time outdoors. Range of storage sheds including one housing the central heating boiler, washing machine and tumble dryer.

Location

Old Aberdeen has a certain charm and ambience with its stunning architecture and 'Olde World' feel. The property is within a few minutes drive from the city centre, yet offers a peaceful setting close to a conservation area. There are a variety of local shopping facilities and regular public transport is available to various parts of the city.

Notes

Gas central heating. Mixed glazing including triple glazed bay window. EPC=D. The property will be sold inclusive of all fitted floor coverings, most light fittings, most curtains and blinds and integrated appliances. The washing machine and tumble dryer will be removed prior to sale.

Viewing

Please telephone 07951 353592 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

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

www.raeburns.co.uk

Raeburn Christie Clark & Wallace
for life & business