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## FLAT 4, 26 NIGG KIRK ROAD, ABERDEEN, AB12 3BF



**Stylish Two Double Bedroomed First Floor  
Flat with Residents' Parking**

**OFFERS OVER  
£105,000**

## **Accommodation Overview**

**Communal Hall, Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms, Bathroom and Walk-In Store. External Store. Communal Grounds and Drying Green. Residents' Parking.**

Stylishly presented, this two double bedrooomed first floor flat is set away from through traffic and enjoys residents' parking and communal grounds. Truly ready to move into with the minimum of inconvenience, the subjects enjoy fresh white décor complemented by neutral quality floor coverings throughout. With double glazing and electric wall heaters installed around three years ago, the communal areas are protected by a security entry system. Upon entering, there is a welcoming hallway with a large walk-in store and excellent built-in cupboards. The lounge/dining room has a dual aspect along with a contemporary fireplace and a door gives access to the quality fitted comprehensively equipped kitchen. Both double bedrooms are of a great size and the modern bathroom with shower over bath completes the accommodation of this appealing property. Internal inspection is genuinely recommended.



## Communal Hall

The communal hallways are protected by a security entry system and are neat and tidy. On the first floor landing, there is an exclusive store (3.02m x 1.73m (9'10" x 5'8") approx.) and this has lighting and would be suitable for bikes and outdoor equipment.

## Hall

**5.38m x 1.79m (17'7" x 5'10") approx. at widest**

A most welcoming hallway with fresh white décor and attractive white panel style doors with chrome handles to the accommodation. There are two tall built-in cupboards, one houses the hot water tank and the other has slatted shelving for towels and linen. Wall mounted security telephone.

## Lounge/Dining Room

**5.70m x 3.63m (18'8" x 11'10") approx.**

Generously proportioned and with dual aspect windows to the front and side, this bright and airy room has fresh white décor and wood laminate flooring. An attractive focal point is the contemporary fireplace with electric bowl/pebble fire. There is ample space for soft furnishings and for a dining table and chairs as required. Door to:



## Kitchen

**3.64m x 2.31m (11'11" x 7'6") approx.**

Refurbished in recent years with contemporary high gloss grey units incorporating long nickel rod handles, drawer units, dark high gloss worktops with an inset stainless steel sink and drainer and splashback tiling. The free standing electric cooker, washing machine and upright fridge/freezer will remain. Space for tumble dryer. There is a further low level unit providing cupboard and drawer storage and the room has tasteful décor and wood laminate flooring. A window to the rear creates a light and airy atmosphere.

## Bedroom 1

**4.38m x 2.52m (14'4" x 8'3") approx.**

Well proportioned and overlooking the front, this double bedroom has built-in wardrobes providing hanging and shelving storage. Fresh white décor and co-ordinating neutral carpeting.

## Bedroom 2

**4.39m x 2.70m (14'4 x 8'10) approx.**

Overlooking the front and again with neutral décor and neutral carpeting. There is ample space for free standing bedroom furniture.



## Bathroom

**2.71m x 2.54m (8'10" x 8'4") approx.**

With an opaque window to the rear, the bathroom is fitted with a modern white suite comprising of a bath with a shower curtain and rail, electric shower and extensive tiling. There is a w.c and the wash hand basin is built into white high gloss vanity units providing cupboard and drawer storage. There is aqua panelling behind the wash hand basin and w.c, a display sill and an illuminated wall mirror. The room has tasteful décor, painted wooden panelling and light grey vinyl flooring.

## Store

**1.78m x 1.46m (5'10" x 4'9") approx.**

Used as a walk-in wardrobe, this large store has lighting, a long hanging rail, shelving and coat hooks for outdoor wear.

## Outside

The communal gardens are mainly laid to grass with a drying area with rotary clothes dryer. There is ample residents' parking.



## Location

Nigg Kirk Road lies in close proximity to many local amenities and the city centre is only some 10 minutes drive from the property. Enjoying excellent access to the business centres to the south of the city, regular public transport to this and many parts of the city is readily available. Duthie Park with its wide open spaces and Winter Gardens is only some 5 minutes drive from the property as are lovely Riverside walks.

## Notes

Electric wall mounted heaters. Double glazing. Communal security system. EPC=D. All fitted floor coverings, blinds, light fittings, the upright fridge/freezer, electric cooker and washing machine are included in the sale.

The communal internal and external areas are managed under a factoring contract for which a monthly fee of £67.25 is payable and this includes a common buildings insurance policy.

## Viewing

Please telephone 07732 173749 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/AM/Aberdeen

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