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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

72E QUEENS ROAD, ABERDEEN, AB15 4YE



**Executive Two Double Bedroomed Ground Floor
Apartment with Exclusive Garden and Parking**

OFFERS OVER
£220,000

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Accommodation Overview

Communal Hall, Hall, Lounge/Dining Room, Breakfasting Kitchen, Master Bedroom with En Suite, Double Bedroom and Bathroom with Shower. Exclusive Garden. Exclusive Parking Space.

In the heart of the city's west end tucked away from through traffic, this executive two double bedroomed ground floor apartment enjoys exclusive garden grounds and parking. Enjoying fresh neutral décor, the subjects have double glazing and the communal areas are protected by a security entry system. Upon entering there is a welcoming hallway with built-in storage, there is a lovely lounge/dining room with bay window and a well fitted kitchen with integrated appliances. The master bedroom has an en suite, there is a further double bedroom and the bathroom with shower over bath completes the accommodation. The rear decking and area laid to grass is accessed through French doors from the master bedroom and the parking space to the front is clearly numbered and visible from the property. Early viewing is genuinely recommended.



Communal Hall

The communal hallways are shared with only three other flats and protected by a security entry system and maintained under a factoring contract.

Hall

3.82m x 2.01m (12'6" x 6'7") approx.

A welcoming hallway with fresh neutral décor and panelled style doors to the accommodation. There is wood laminate flooring and a built-in cupboard which houses the gas fired central heating boiler but it should be noted that a new boiler would be required to be installed by the purchaser.

Lounge/Dining Room

4.97m x 3.72m (16'3" x 12'3") approx. into bay

With ample space for soft furnishings and for a dining table and chairs, this is a bright and airy room which again enjoys fresh neutral décor and wood laminate flooring. There is a bay window overlooking the front and two ceiling light fittings.



Breakfasting Kitchen

4.31m x 2.08m (14'1" x 6'9") approx.

Overlooking the front and fitted with a range of wood style wall and base units incorporating drawer units, contrasting worktops with splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. There is an integrated fan assisted oven, a gas hob and a concealed extractor hood. There is an integrated fridge, freezer and dishwasher and the freestanding washer/dryer will remain. Fresh neutral décor and wood style vinyl flooring.

Bedroom 1

4.60m x 3.13m (15'0" x 10'3") approx. into door recess

Generously proportioned and with French doors opening to the exclusive garden and timber decked area. The fresh neutral décor and wood laminate flooring follows through from the hallway and a double built-in wardrobe provides hanging and shelving storage. Door to:



En Suite

1.61m x 1.33m (5'3" x 4'4") approx. excluding shower area

Fitted with a white suite comprising of a pedestal wash hand basin, w.c. and shower unit. There is a mains thermostatic shower and extensive tiling along with a bi-folding glazed door to the shower. Neutral décor and wood style vinyl flooring. Deep sill with large recessed mirror. Air extractor.

Bedroom 2

3.66m x 3.31m (12'0" x 10'10") approx.

A further good sized double bedroom which overlooks the exclusive garden to the rear. With neutral décor and wood laminate flooring there is a double built-in wardrobe and ample space for freestanding bedroom furniture.

Bathroom

2.50m x 1.87m (8'2" x 6'1") approx.

Centrally set and fitted with a white suite comprising of a w.c., pedestal wash hand basin and bath. There is a mains thermostatic shower over the bath with a glazed shower screen and extensive tiling to the shower area which continues to dado height throughout the room. There is wood style vinyl flooring, neutral décor and an air extractor. There is also a deep sill with a large recessed mirror.



Outside

To the rear there is an exclusive area of garden with a timber decked area and area laid to grass. This is bordered by a picket fence and a gate leads to a communal pathway which leads through to the front of the building and onto Queens Road. The communal gardens within the car park are mature and well tended and there is an exclusive numbered parking space and ample visitors parking.

A factor has been appointed for the upkeep of the internal and external communal areas for which a fee of approx. £80 per calendar month is payable and this includes a common buildings insurance policy.

Location

Queens Road lies in the heart of the city's west end and the property is tucked through an archway through imposing granite buildings. The city centre is some ten minutes walk from the property and local amenities are close at hand along with regular public transport to many parts of the city and beyond. The subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen airport and the hospital complex at Foresterhill is within walking distance. Reputable nursery, primary and secondary schools are in the area and Hazlehead park with its wide open spaces, café and childrens play area along with golf courses is close by.

Notes

Double glazing. EPC=C. Communal security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances and the washer/dryer are included in the sale. Large items of furniture can be made available by separate negotiation.

Viewing

Please telephone 07544 103745 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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