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45 DEMPSEY COURT, QUEEN'S LANE NORTH, ABERDEEN, AB15 4DY



**Well Proportioned Two Bedrooomed Executive
Apartment with Exclusive Balcony**

**OFFERS AROUND
£245,000**

Accommodation Overview

Communal Entrance/Stairwell, Entrance Hall with Utility Cupboard, Lounge/Dining/Kitchen on Open Plan, Two Double Bedrooms and Bathroom. Allocated Parking. Gardens.

Situated within the highly desirable location in the West of Aberdeen City, we are delighted to offer for sale this two bedroomed executive apartment which is located on the top floor of a modern development. The property is presented in ready to walk-in order throughout with a large welcoming reception hall leading through to a superb open plan lounge/dining/kitchen with stunning full height windows incorporating double patio doors to an exclusive balcony. The kitchen area is fitted with a range of quality units and integrated appliances and is further enhanced by a central island with breakfast bar seating. There are two good sized double bedrooms both featuring built-in wardrobe facilities and a well appointed bathroom with shower over bath completes the accommodation. The property is served by an electric wet central heating system, double glazing and is secured by a video entry system. There is also a secure residents' car park and well maintained garden grounds. Viewing of this attractive apartment is highly recommended to fully appreciate the location and accommodation on offer.



Communal Entrance/Stairwell

The communal hallways are well presented being maintained under a factoring contract and protected by a security entry system.

Entrance Hall

Spacious bright hallway provides access to the accommodation with window overlooking the rear allowing ample natural light into the area. Deep fitted cupboard houses the electric boiler and storage facilities. A further good sized utility cupboard is plumbed for washing machine and provides space for a condenser tumble dryer. Equipped with recessed lighting and Xpelair. Laminate wood flooring. Recessed lighting. Smoke detector. Security entry handset.

Lounge/Dining/Kitchen

10.0m x 3.95m (32'9" x 12'10") approx.

Boasting a superb open plan layout, this impressive living area features full height windows along the length of the room incorporating two sets of sliding patio doors to the exclusive balcony area. The lounge/dining area offers ample space for furnishings including a dining table and chairs if desired. The kitchen is fitted with a wide range of wall and base units with ample work surface and matching upstand. Stainless steel sink with mixer tap and drainer. The integrated dishwasher, fridge/freezer, oven/grill and microwave will remain. The central island houses the ceramic hob with extractor canopy overhead and allows additional storage and breakfast bar seating. Recessed lighting.



Bedroom 1

4.10m x 3.75m (13'5" x 12'3") approx.

A well proportioned double bedroom boasting twin windows overlooking the rear of the property, this room benefits from two double fitted wardrobes providing excellent shelf and hanging facilities. Laminate wood flooring. Recessed lighting.

Bedroom 2

3.60m x 2.85m (11'8" x 9'4") approx.

A further light and airy double bedroom with twin windows to the side of the property. Double fitted wardrobe offers ample shelf and hanging space. Laminate wood flooring. Recessed lighting.

Bathroom

Centrally set and fitted with a white suite comprising a bath with shower over and glazed screen alongside. Suspended vanity unit housing the wash hand basin and w.c with concealed cistern. Fully tiled around the bath/shower area and behind the w.c. Ceramic tiled floor. Heated towel rail. Xpelair. Recessed lighting.



Balcony

Accessed via the open plan living area, this exclusive generous balcony with wrought iron railings boasts a superb southerly aspect with lovely open views of the city skyline and provides ample space for outdoor entertaining with the added benefit of all day sun.

Outside

The established well tended garden grounds to the front enjoy a southerly aspect and they are mainly laid to lawn bordered by shrubbery beds. Accessed from Queens Lane North, an electric barrier gate opens to the residents' car park with an exclusive space clearly numbered and ample visitors' parking. Large communal store which includes bike racks located within the communal area.

Location

Dempsey Court lies on Queen's Lane North in the heart of the city's West End yet the property enjoys an idyllic setting with a woodland feel surrounded by mature trees. All the city centre has to offer is within easy walking distance with local hotels, restaurants and shops nearby. Enjoying easy access to Anderson Drive, therefore to the business centres to the north and south of the city, Dyce Airport and the AWPR. The hospital complex at Foresterhill is within walking distance and regular public transport is readily available to many parts of the city.



Notes

Electric wet central heating system. Double glazing. EPC=C.
Communal areas are maintained by a factoring contract and
protected by a security entry system. All floor coverings, window
dressings and light fittings are to remain along with all white goods.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AG/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT
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