

# Raeburn Christie Clark & Wallace

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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](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

3 RUBISLAW DRIVE, ABERDEEN, AB15 4BX



Beautifully Appointed Two Public/Four  
Bedroomed Townhouse with Single Garage

OFFERS OVER  
**£345,000**

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## Accommodation Overview

**Entrance Hall, Cloakroom, Double Bedroom/Guest Suite and Laundry Room. First Floor Hall: Cloakroom, Lounge and Dining Kitchen on Open Plan with Dining Area/Snug. Top Floor Hall: Master Bedroom with En Suite, Double Bedroom, Single Bedroom/Office and Family Bathroom with Separate Shower. Loft. Garage and Off-Street Parking for Two Cars.**

Exceptional by its' quality of finish, style and ambience, this mid terraced two public/four bedroomed townhouse enjoys a single garage, off-street parking for two cars and a delightful south facing garden. Enjoying an enviable level of adaptable accommodation over three floors, the styling has been carefully considered throughout this home with contemporary décor complemented by quality floor coverings creating a beautiful property truly ready to move into. With gas fired central heating and quality double glazing, of particular note is the quality fitted kitchen on open plan with a fabulous dining area and cosy snug, ideal for entertaining and family life. In addition, there is a fabulous lounge with double French doors opening to Juliette balconies. The sumptuous master bedroom has an en suite, there is a double bedroom and single bedroom/office on the top floor and upon entry on the ground floor an adaptable guest room which can have a number of uses. There is excellent storage throughout the property. This is a desirable home of which internal inspection is genuinely recommended - the discerning buyer will not be disappointed!



## Hall

**7.42m x 2.54m (24'4" x 8'4") approx.**

A spacious and inviting hallway decorated in contemporary dark grey tones complemented by quality internal doors with a walnut insert and quality wood laminate flooring. There are coat hooks for outdoor wear and a tall cupboard with hanging rail and shelving. Further great storage is provided by the deep understair cupboard. Door to garage.

## Cloakroom

**2.24m x 1.22m (7'4" x 3'11") approx.**

With a wash hand basin and w.c., the room has ceiling downlighters, an air extractor and chrome heated towel rail.

## Double Bedroom/Guest Suite

**5.25m x 3.31m (17'2" x 10'10") approx.**

An adaptable space with a variety of uses. Currently a lovely guest room, decorated in olive tones and with co-ordinating carpeting. A window overlooks the rear garden.

## Laundry Room

**3.63m x 2.04m (11'10" x 6'8") approx.**

A useful functional area fitted with cream high gloss base units with a sink and drainer and high level shelves above. There is a high level steel rack and a tall built-in cupboard houses the large hot water cylinder. The gas fired central heating boiler is concealed within one of the units and a part glazed door gives access to the garden. Plumbing for automatic washing machine and space for tumble dryer.



## First Floor Hall

**4.18m x 2.10m (13'8" x 6'10") approx. at widest**

An attractive staircase with wooden balustrade and neutral carpeting rises to the hallway which has ceiling downlighters and attractive wooden doors with walnut insert to the accommodation.

## Cloakroom

**2.46m x 1.36m (8'0" x 4'5") approx.**

Fitted with a w.c. with concealed cistern and wash hand basin built into wood style vanity units providing a deep sill and shelving storage. There is a chrome heated towel radiator, ceiling downlighters and air extractor.

## Lounge

**5.40m x 3.55m (17'8" x 11'7") approx.**

Bright and airy, this generous room has twin French doors opening to Juliette balconies which afford great neutral light. With tasteful décor and co-ordinating carpeting, the central light fitting is operated on a dimmer switch.

## Dining Area/Snug

**5.52m x 3.11m (18'1" x 10'2") approx.**

On open plan with the kitchen, this whole area is a fantastic living, dining and entertaining space. Large windows enjoy a pleasant open outlook to the front towards Queen's Road and there is ample space for a dining table and chairs and soft furnishings. Neutral décor and quality wood laminate flooring.



## Kitchen

**3.47m x 3.31m (11'4" x 10'10") approx.**

Thoughtfully planned with an excellent range of cream high gloss wall and base units incorporating glazed units, drawer units, pan drawers and ample dark contrasting worktops with splashback tiling and under unit lighting. Comprehensively equipped, there is a Smeg five ring gas hob, stainless steel extractor hood, dishwasher and a Bosch fan assisted oven and microwave. There is also an integrated fridge/freezer. There is a 1.5 bowel stainless steel sink with drainer and mixer tap and the wood laminate flooring and tasteful décor follows through from the dining area.

## Upper Hall

**4.30m x 2.27m (14'1" x 7'5") approx. at widest**

A ceiling hatch gives access to the loft space which could provide great storage. There is a tall shelved cupboard for towels and linen and the wooden balustrade creates a galleried landing.

## Master Bedroom

**4.85m x 3.56m (15'10" x 11'8") approx.**

A sumptuous master bedroom with a window enjoying a pleasant outlook to the rear. Currently with a king size bed, there is ample space for free standing bedroom furniture and excellent storage is provided by the built-in wardrobes which span the width of the room. Decorated in contemporary black tones with co-ordinating carpeting, there is a door to the en suite.



## En Suite

**3.14m x 1.40m (10'3" x 4'7") approx.**

Quality fitted with a w.c. and wash hand basin built into wood style vanity units providing storage and co-ordinating with the wall unit and large inset mirror with downlighters.

## Double Bedroom

**4.02m x 3.02m (13'2" x 9'10") approx.**

Overlooking the front, this well proportioned double bedroom has neutral décor and carpeting and a range of built-in wardrobes providing hanging and shelving storage.

## Single Bedroom

**2.99m x 2.38m (9'9" x 7'9") approx.**

Again overlooking the front, this room is currently used as an office, but is ideal as a large single bedroom.

## Bathroom

**3.11m x 2.18m (10'2" x 7'1") approx.**

Quality fitted with wood style vanity units providing cupboard and shelving storage and housing the w.c. and wash hand basin. There are co-ordinating wall cupboards with a large mirror creating depth and light and a plinth above with downlighters. The bath has a mixer tap and there is a separate shower unit with mains thermostatic shower and tiling. With neutral décor, there is a chrome heated towel radiator and ceiling downlighters, along with an air extractor.

## Outside

To the front, there are two off-street parking areas laid to loc-bloc with access to the garage. The fully enclosed rear garden enjoys a southerly aspect and has been landscaped to create a large patio area for dining al fresco. There is an area laid to grass bordered by well stocked beds including decorative trees, thoughtfully planted to provide colour throughout the seasons.

## Garage

**18'8" x 9'7" (5.69m x 2.94m) approx.**

With a wooden electric up and over door with opaque glazed panels, the garage has high level shelving, power and light. With access to the house, this would be an ideal fitness suite.

## Notes

Gas fired central heating. Double glazing. Security alarm system. EPC=C. All fitted floor coverings, curtains, blinds, some light fittings and integrated appliances in the kitchen are included in the sale. A factor has been appointed for the upkeep of the internal and external communal areas for which a fee of £1000 per annum is payable and this includes common buildings insurance.

## Viewing

Please telephone 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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