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**53 CRAIGIEBURN PARK, ABERDEEN, AB15 7SG**



**Well Appointed Two Double Bedroomed  
First Floor Apartment with Single Garage**

OFFERS OVER  
**£149,000**

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## Accommodation Overview

**Communal Hall, Hall, Lounge/Dining Room, Breakfasting Kitchen, Two Double Bedrooms and Bathroom. Single Garage, Communal Gardens and Residents' Outdoor Barbeque Area.**

Generously proportioned and well maintained, this two double bedroomed first floor apartment with single garage forms part of the lovely Craigieburn Park Development which is nestled away from through traffic in a woodland setting. Enjoying one of the best locations in the development having a private outlook to the rear over the grounds and mature trees, the subjects benefit from electric heating and double glazing. Upon entering, the welcoming hallway has built-in storage, there is a lovely lounge/dining room which gives access to the comprehensively equipped breakfasting kitchen. Both double bedrooms are generously proportioned and enjoy built-in wardrobes. The bathroom which was refurbished in recent years and fitted with quality vanity units completes the accommodation of this appealing property. The communal areas are protected by a security entry system and the delightful garden grounds are well tended, have woodland walks and are maintained under a factoring contract. Internal inspection is genuinely recommended.



## Communal Hall

The communal hallways are neat and well maintained and managed under a factoring contract. With a visual security entry system, the entrance door is located in a pend which has electric lighting and also leads to the grounds.

## Hall

**3.46m x 1.29m (11'4" x 4'2") approx.**

A most welcoming hallway tastefully decorated in natural tones and with a built-in cupboard (2.38m x 0.82m (7'9" x 2'7") approx.) which has lighting, coat hooks for outdoor wear and shelving storage and houses the large hot water tank. The hall has a wall mounted security entry telephone and LED spotlight fittings.

## Lounge/Dining Room

**6.94m x 3.84m (22'9" x 12'7") approx.**

As can be seen by the dimensions, this is a generously proportioned room which enjoys a lovely ambiance and a large window overlooking mature trees with a south westerly aspect. With ample space for soft furnishings and for a dining table and chairs, there is also space for a work/office station. With tasteful neutral décor and oak style laminate flooring, the room has ceiling downlighters and a central light fitting. Door to:



## Breakfasting Kitchen

**3.63m x 2.37m (11'0" x 7'9") approx.**

Fitted with a range of white wall and base units incorporating worktops with 1.5 bowl stainless steel sink and drainer and splashback tiling and a tall shelved cupboard. The integrated fan assisted oven is currently under guarantee, along with the upright fridge/freezer and there is also a ceramic hob with concealed extractor hood above. The automatic washing machine and tumbler dryer will remain along with the dishwasher. A window enjoys a pleasant outlook to the rear, the room has space for table and chairs and vinyl flooring.

## Bedroom 1

**4.22m x 3.72m (13'10" x 12'2") approx.**

Generously proportioned and with ample space for freestanding bedroom furniture, the bedroom enjoys a quiet location overlooking the rear. Excellent hanging and shelving storage is provided by the large built-in wardrobe with mirrored sliding doors, neutral décor and carpeting.



## Bedroom 2

**3.67m x 2.76m (12'0" x 9'0") approx.**

A further great sized double bedroom with a window to the side, neutral décor and carpeting. A built in wardrobe with mirrored sliding doors provides hanging and shelving storage.

## Bathroom

**2.50m x 1.72m (8'2" x 5'7") approx.**

Refurbished in recent years with a Roca suite comprising of a bath with mixer tap and shower bar along with a glazed shower screen. The wash hand basin is built into vanity units providing drawer storage and there is a co-ordinating tall shelved wall unit for towels and toiletries. Above the wash hand basin is a mirror with light and there is a shaver point. There is a w.c. and quality tiling to the shower area which continues to splashback. With neutral décor and contemporary quality vinyl flooring, there is a chrome heated towel and air extractor.



## Outside

This exclusive development is set within mature well established grounds providing lovely walks through areas of lawn, mature trees and well stocked beds with rhododendron, conifer and spring bulbs. There are lovely seated areas from which to enjoy the grounds scattered throughout. There is a communal bin area and ample visitors parking. There is also an outdoor residents barbeque area.

## Single Garage

The single garage has an automatic up and over door.

## Location

Craigieburn Park lies in a woodland setting just off Springfield Road. The subjects enjoy a quiet location to the rear of the development. Local shops and amenities are within walking distance and the city centre is some five minutes drive from the property. The Aberdeen Western Periphery Route allows easy and rapid access to all routes out of the city. The subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Regular public transport is readily available. Lovely walks can be enjoyed around the grounds and Johnston Gardens is within striking distance.

## Notes

Electric heating. Double glazing. Visual security entry system. EPC=C. Ample TV and telephone points. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing white goods are included in the sale. Further large items of furniture can be made available upon request.

A factor has been appointed for the upkeep of the communal areas for which a quarterly fee of approximately £300 is payable and this includes a common buildings insurance policy.

## Viewing

Please telephone 01224 312069 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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