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23 MACAULAY DRIVE, CRAIGIEBUCKLER, ABERDEEN, AB15 8FL



**Stylish Two Double Bedroomed First
Floor Executive Apartment with Parking**

OFFERS OVER
£179,500

Accommodation Overview

Communal Entrance, Entrance Vestibule, Hall with Utility Store, Lounge, Dining Kitchen, Two Double Bedrooms and Shower Room. Exclusive Large Loft. Communal Grounds. Exclusive Parking and Visitors' Parking.

Set in the prestigious Macaulay Development, this stylishly presented two double bedroomed first floor apartment has been extensively refurbished to a high specification in recent years to create a desirable home. Truly ready to move into with fresh white décor complemented by quality "Vancouver" light grey wood grain doors, quality floor coverings and LED lighting. The property has a Worcester Bosch Smart combination boiler which is under guarantee with new radiators installed throughout. There is triple glazing and a communal security entry system. With great storage, worthy of note is the utility store with automatic washing machine and condenser dryer and there is a further walk-in store. The lounge is generously proportioned, the kitchen has been upgraded with integrated appliances and both bedrooms enjoy good sized built-in wardrobes. The stunning quality shower room completes the accommodation. Internal inspection is genuinely recommended - the discerning buyer will not be disappointed!



Communal Entrance Hall

Shared with six other properties, the hallway is protected by a security entry system and maintained under a factoring contract. On the first floor landing there is a secure store which is exclusive to the property.

Entrance Vestibule

2.06m x 1.19m (6'8" x 3'10") approx.

With fresh white décor, light grey quality carpeting and LED ceiling light activated by PIR motion sensor. This setting is the decorative theme for the accommodation. Attractive door to:

Hall

7.29m x 2.64m (23'11" x 8'7") approx. at widest

A most welcoming hallway with attractive quality "Vancouver" light grey wood grain doors with brushed chrome handles to the accommodation. There is a deep walk-in cupboard (1.60m x 1.18m (5'2" x 3'10") approx.) with lighting, power point and extensive shelving providing great storage, along with a utility cupboard featuring the automatic washing machine and condenser dryer which will both remain. A ceiling hatch with pull down ladder gives access to the exclusive loft space which is fully floored and insulated, has power and light. Wall mounted security entry telephone.



Lounge

4.70m x 3.84m (15'5" x 12'7") approx.

A large window enjoys a pleasant outlook towards mature trees and this well proportioned lounge has ample space for soft furnishings. There is a TV wall bracket suitable for a flat screen TV. Sky TV and broadband connectivity. An attractive multi-pane door leads from the hall and the room again enjoys fresh white décor, LED lighting and quality light grey carpeting.

Kitchen

3.16m x 2.65m (10'4" x 8'8") approx.

Fitted with an excellent range of wood style units and upgraded in the last two years with new worktops, splashback, a Blanco sink with mixer tap and integrated appliances including a fan assisted oven, gas hob, concealed extractor hood and dishwasher. There is also an integrated fridge. The Worcester Bosch Smart combination boiler is located in the kitchen and has a contemporary look. There is a window to the side and the room has quality wood style flooring and space for a dining table and chairs. The TV wall bracket will remain.



Double Bedroom

4.18m x 3.81m (13'8" x 12'6") approx. into door recess

Generously proportioned, this comfortable master bedroom has white décor, plush light grey flooring and two stylish pendant light fittings to either side of the bed and there is a stylish white ceiling fan operated by remote control. A window enjoys a pleasant outlook to the rear and excellent floor to ceiling hanging and shelving storage is provided by the large built-in wardrobes with mirrored sliding doors.

Double Bedroom

3.16m x 2.87m (10'4" x 9'4") approx.

Overlooking the front, this double bedroom again enjoys white décor and plush light grey carpeting. The wardrobe has wooden sliding doors and there is ample space for bedroom furniture.

Shower Room

3.14m x 1.98m (10'3" x 6'5") approx. into shower

A luxury quality fitted shower room with a large walk-in shower with glazed shower screen, aqua panelling and a Grohe SmartControl rainshower and detachable showerhead. There is a RAK Ceramics wash hand basin with white high gloss drawer storage and a w.c with concealed cistern set into dark wood grain panelling which continues to the ceiling with a sill and a large heated, steam-free mirror which creates depth and light to the room. There is a chrome heated towel radiator, shaver socket, geometric vinyl flooring and commercial grade extractor fan.



Outside

The communal garden grounds are exceptionally well maintained and enjoy a plethora of flowering plants and shrubs along with young trees and mature trees all providing good colour throughout the season. There is an enclosed bin store and the exclusive parking space is clearly numbered. There is ample visitors' parking. Couper's Pond is a minutes walk away from the property with a lovely walk, seating benches and idyllic surroundings.

Location

Macaulay Drive is set away in a quiet woodland setting yet is close to the city centre with it's wealth of amenities and the shops and café at Seafield Road are within walking distance. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city and Aberdeen Airport, the hospital complex at Foresterhill is only some 5 minutes drive from the property. Regular public transport is readily available and reputable nursery, primary and secondary schools are in the area. Lovely woodland walks are on the doorstep along with Couper's Pond which provides an idyllic lovely seating area with benches.

Notes

Gas fired central heating with Worcester Bosch Smart combination boiler installed in 2019 and under guarantee. New radiators installed 2019. Triple glazing. LED ceiling spotlights throughout. Quality "Vancouver" light grey wood grain interior doors with brushed chrome handles. Quality floor coverings fitted in 2020. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, the TV wall bracket in the lounge and kitchen, integrated kitchen appliances, the automatic washing machine and tumble dryer are included in the sale. The property has been fitted with smoke and heat detectors to comply with new legislation. Large items of furniture can be made available by separate negotiation.

A factor has been appointed for the upkeep of the internal and external areas for which a monthly fee of approximately £45.00 is payable.

Viewing

Please telephone 07793 988543 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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