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**19 BRIGHTON GRANGE, PETERCULTER, AB14 0UF**



**Well Presented Two Bedroomed First  
Floor Flat in Quiet Courtyard Development**

OFFERS OVER  
**£139,000**

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## Accommodation Overview

**Communal Entrance/Stairwell. Entrance Hall, Lounge/  
Dining Area, Breakfast Kitchen, Master Bedroom with  
En Suite, further Double Bedroom and Bathroom.  
Allocated Parking and Communal Garden Grounds.**

Enjoying a quiet woodland setting in the heart of Peterculter, this two double bedroomed first floor apartment is well presented and benefits from an exclusive parking space. Recently upgraded throughout, the property features gas fired central heating and double glazing. The communal halls are protected by a security entry system. Upon entering, attractive wood panel style doors give access to the accommodation which features a lovely lounge/dining area overlooking the central courtyard, a well appointed breakfast kitchen, with appliances to remain, and a generously proportioned double bedroom with recently refurbished en suite shower room. The second double bedroom is also of a good size and both bedrooms benefit from built-in wardrobe facilities. The refurbished bathroom completes the accommodation. Outside, the communal gardens are well maintained and have lovely seating areas, and the property is further enhanced by an allocated parking space. Viewing of this attractive property is highly recommended to appreciate the location and accommodation on offer.



## Communal Areas/Stairwell

The communal hallway enjoys fresh neutral décor and windows to both front and rear allow ample natural light into the stairwell. There are doors to the front and the rear, with the rear door leading to bin store and drying area. The communal hall/stairwell is protected by a security entry system.

## Entrance Hall

Entry via a hardwood door, this good sized hallway provides access to all accommodation. An extensive use of natural wood is evident in all doors and facings. A deep fitted cupboard provides shelf and hanging space and a further fitted cupboard houses the electricity fuse box and meter. Ceiling coving. Recessed lighting. Smoke detector. Security entry handset.

## Lounge/Dining Area

**4.85m x 3.95m (15'11" x 13'0") approx.**

The generous lounge with feature window overlooks the central courtyard allowing ample natural light to flood the area. Ample space for a range of furnishings including a dining table and chairs if desired. Recessed lighting. Wall lights. Ceiling coving. Telephone point. Smoke detector.



## Breakfast Kitchen

**3.30m x 2.50m (10'9" x 8'2") approx.**

Fitted with a range of wall and base units incorporating ample roll front work surface with extensive splashback tiling and an Asterite sink with mixer tap and drainer. Integrated gas hob with extractor hood, oven/grill, washer/dryer and fridge to remain, along with the free standing fridge/freezer. Central heater boiler concealed within a wall unit. Space for breakfast table and chairs. Window to the central courtyard. Carbon monoxide monitor, heat sensor and Xpelair. Ceiling coving.

## Master Bedroom

**4.80m x 4.05m (15'10" x 13'4") approx.**

The well proportioned master bedroom situated to the rear of the property enjoys a mature woodland outlook. The double bedroom benefits from a double fitted wardrobe with shelf and hanging facilities and is further enhanced by modern en suite shower room. TV and telephone points.



## En Suite

Centrally set, recently refurbished and fitted with a modern white suite comprising of a w.c., suspended wash hand basin and a double walk-in shower enclosure housing a drench head and further shower attachment. Fully tiled throughout. Heated towel rail. Shaver point. Recessed lighting. Xpelair.

## Bedroom 2

**4.25m x 2.50m (13'11" x 8'2") approx.**

A further double bedroom located to the rear of the property, again with fitted wardrobe, provides ample shelf and hanging space. Ceiling coving.

## Bathroom

Centrally set and again recently refurbished to a high standard, fitted with a white three piece suite comprising of a w.c., suspended wash hand basin and bath with shower attachment to taps. Extensive wall cabinets with matching display sill. Fully tiled throughout. Recessed lighting. Xpelair. Heated towel rail. Shaver point. Ceiling coving.



## Outside

The communal gardens are mainly laid to lawn with decorative borders throughout the development which are interspersed with mature shrubs and bushes along with mature trees. There is a raised seating area mainly to lawn featuring silver birch trees. The residents' have created a private area of garden to the far end of the court yard providing a secluded garden space featuring an abundance of established shrubs and trees and a raised timber deck. A fee is payable for the maintenance of the communal areas including the garden grounds. The allocated parking space is clearly numbered and visible from the property and there are ample visitor parking spaces.

## Location

Peterculter lies some 8 miles west of Aberdeen City Centre and is within easy commuting distance. There is a variety of sporting and leisure pursuits nearby. Woodland walks and walks along the Old Deeside Railway Line are also close to hand. There is a good range of local shops and amenities and an excellent primary school with secondary education catered for at Cults Academy. There is also good private schooling locally and in the City itself. Peterculter also provides easy commuting to the Kingswells and Westhill areas of Aberdeen.

## Notes

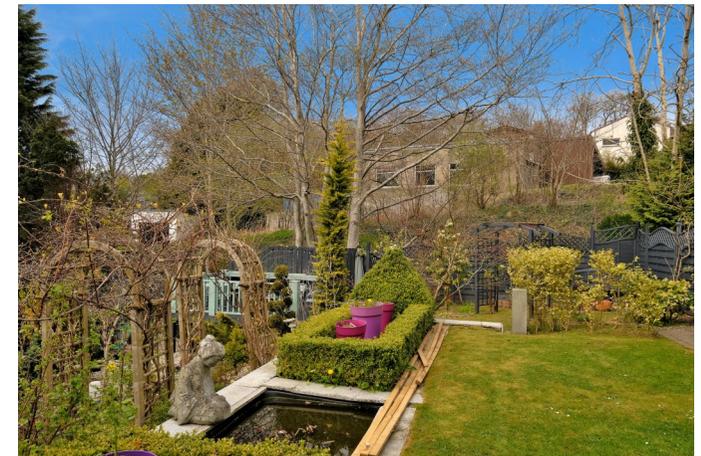
Gas fired central heating. Double Glazing. EPC=C. Interlinked smoke detector, heat sensor and carbon monoxide monitor. To be sold inclusive of all floor coverings, blinds, curtains and light fittings, along with all white goods.

## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: SAM/AG/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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