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334 HARDGATE, ABERDEEN, AB10 6AS



**Most Stylish Three Double Bedroomed
Whole First Floor Flat in Popular Area**

OFFERS OVER
£167,000

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Accommodation Overview

Shared Hallway, Hall, Lounge/Dining Room, Kitchen, Three Double Bedrooms and Bathroom. Communal External Area.

Stylishly presented, well maintained and in a popular city centre location. These are just some of the many qualities of this whole first floor three double bedroomed flat which forms part of a traditional granite building shared with only four other properties. Truly ready to move into and offering a very spacious level of adaptable accommodation, the subjects benefit from gas fired central heating, double glazing and the shared entrance is protected by security entry system. Upon entering there is a welcoming hallway, the very spacious lounge/dining room has a lovely feature fireplace and period detail and the kitchen is well fitted and comprehensively equipped with appliances. There are three great sized double bedrooms, two of which could be utilised as a further public room if required and the bathroom with shower over bath completes the accommodation of this appealing property. Outside there is a low maintenance area which would be suitable to create a seating or barbeque area if required. Early viewing is genuinely required to appreciate the level of accommodation within.



Shared Hallway

Protected by a security entry system and shared with only four other properties. A door from the entrance hall gives access to the rear.

Hall

4.89m x 2.81m (16'0" x 9'2") approx.

With fresh white décor and wood laminate flooring, traditional panel doors lead to the accommodation and there is a wall mounted security entry telephone.

Lounge/Dining Room

4.59m x 4.34m (15'0" x 14'3") approx.

As can be seen by the dimensions this is a generously proportioned room which has ample space for soft furnishings and a table and chairs as required. A large window enjoys a pleasant open outlook and the room enjoys fresh white décor and traditional wooden flooring, traditional features including high ceiling with plaster cornice and two alcoves with shelving to either side of the chimney breast which has an attractive fire with wooden surround and inset living flame gas fire. There is a central light fitting and two co-ordinating wall lights



Kitchen

3.91m x 1.95m (12'10" x 6'4") approx.

Accessed from an arch from the hall, the kitchen is fitted with a range of white wall and base units incorporating drawer units, co-ordinating worktops with splashback tiling and a sink with drainer and mixer tap. There is an integrated gas hob, fan assisted oven and extractor hood and the dishwasher and upright fridge/freezer will remain. There is plumbing for an automatic washing machine.

Double Bedroom

4.72m x 4.32m (15'8" x 14'2") approx.

A lovely generously proportioned room with a large window to the front affording great natural light. With fresh white décor the room was re-carpeted in summer 2022 with an attractive light grey carpet and has a high ceiling with plaster cornice. There is ample space for free standing bedroom furniture and this room could be used as a public room if desired.



Double Bedroom

3.93m x 2.00m (12'10" x 9'10") approx.

With a window to the rear this well proportioned double bedroom has an excellent range of built-in wardrobes with mirrored doors spanning the width of the room. These provide great hanging and shelving storage.

Double Bedroom

3.63m x 3.01m (11'11" x 9'10") approx.

Again enjoying a quiet location to the rear, this room could be a dining room if required and enjoys tasteful décor with a feature blue wall and wood laminate flooring. Ample space for freestanding bedroom furniture.

Bathroom

2.45m x 1.90m (8'0" x 6'2") approx.

With an opaque window to the gable this bathroom enjoys a P-shaped bath with mains thermostatic shower and glazed shower screen. There is extensive tiling to the shower area and glazed shelving. The wash hand basin and w.c. are built into cupboard storage with a wood style sill, attractive tiling and a mirrored cabinet above. An opaque window to the side creates a light and airy atmosphere and there are ceramic floor tiles and a chrome heated towel radiator.



Outside

To the rear there is a low maintenance area for storing wheelie bins and it would be possible to create a small seating area, seating/ barbeque area here.

Location

Hardgate lies just off Holburn Street in the heart of the city with a wealth of shops and amenities within walking distance including the Robert Gordons Campus at Garthdee along with the Bridge of Dee shopping centre. Enjoying easy access to Anderson Drive, therefore to the main business centres to the north and south of the city, Aberdeen airport and hospital complex at Foresterhill. Reputable primary and secondary schools are in the area and lovely walks are on the doorstep along the "old Deeside railway line" and this leads to Duthie Park with its café and Winter Gardens. Regular public transport to many parts of the city is readily available.

Notes

Gas fired central heating. Double glazing. EPC=C. Security entry system. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances along with the upright fridge/freezer and dishwasher are included in the sale.

Viewing

Please telephone 07813 947162 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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