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## 54 BALMORAL PLACE, ABERDEEN, AB10 6HP



**Beautifully Appointed Ground Floor One  
Bedroomed Flat**

**OFFERS OVER  
£99,000**

## Accommodation Overview

**Communal Hall, Hall, Lounge/Dining Room, Kitchen, Double Bedroom and Shower Room. Exclusive Storage Cellar. Garden.**

In a quiet tree lined street in the west end of Aberdeen this ground floor one bedrooomed flat is presented in pristine walk-in condition and presents an excellent opportunity to move in with the utmost ease. Upgraded to exacting standards and forming part of a very well kept traditional granite tenement with delightful enclosed rear garden, the property benefits from gas fired central heating, double glazed windows and is freshly decorated in neutral tones. The communal areas are protected by a security entry system. Upon entering the hallway with built-in storage gives access to the lounge/dining room with multi-fuel stove and a part glazed door leading onto the upgraded well equipped kitchen. A rear hall provides a further storage cupboard and door to giving direct access to the enclosed rear garden. The light and airy generously proportioned double bedroom has a good amount of fitted storage and completing the accommodation is the stylish shower room with opaque window. Externally the property has two exclusive storage cupboards in the communal hallway, a further external storage cellar, exclusive front garden and the shared use of the enclosed rear garden. This is a most appealing property and internal inspection is highly recommended to fully appreciate the standard of accommodation on offer.



## Communal Hallway

Protected by a security entry system, the communal hallways are very well kept.

## Hall

A lovely introduction to the property, the hallway features original polished wooden floorboards complemented by fresh white decoration. A good sized storage cupboard is located in the hallway.

## Lounge/Dining Room

**3.88m x 3.85m (12'7" x 12'6") approx.**

Beautiful lounge and dining room in immaculate condition with feature wallpaper to one wall and fresh white decoration with polished wooden floorboards. With feature multi-fuel stove on a granite hearth, there is a recessed shelved alcove with additional cupboard storage below, ideal space for dining and plenty of space for lounge furniture. The room enjoys a leafy outlook over the rear garden and a part glazed door gives access to the kitchen.

## Kitchen

**2.80m x 1.90m (9'1" x 6'2") approx.**

Beautifully appointed contemporary style kitchen fitted with white gloss wall and base units edged with attractive splashback tiling in aqua tones, work surface incorporating a composite grey sink with draining grooves and induction hob with stainless and glass extractor above and self cleaning oven below. Well equipped there is also an integrated slim line dishwasher, fridge and washing machine. A further part glazed door from the kitchen gives access to the rear hall where a storage cupboard houses the central heating boiler and a door gives direct access to the rear garden with further door to the shower room.

## Double Bedroom

**4.26m x 4.12m (13'9" x 13'5") approx.**

Light and airy and supremely comfortable double bedroom. Large windows fitted with plantation shutters draw a nice flow of natural light into this freshly decorated room with carpeting. An excellent level of storage is provided by two built-in wardrobes providing hanging and shelved storage with additional cupboard storage above.



## Shower Room

**1.90m x 1.80 (6'2" x 5'9") approx.**

Pristine contemporary shower room fitted with w.c. with concealed cistern, a rectangular wash hand basin within a vanity unit, and a large shower enclosure with sliding doors and mains thermostatic shower. Finished with pale grey tiles to walls and co-ordinating dark grey tiles to the floor. Chrome heated towel rail and an opaque window for ventilation.

## Outside

The property has the added advantage of two exclusive secure cupboards in the communal hallway, one housing a freezer. There is also a storage cellar in the rear garden. The rear garden is beautifully kept and offers a lovely space to relax. The property also has an exclusive front garden laid to stone chippings and bound by a granite wall.





## Location

Balmoral Place lies just off Great Western Road in a sought after residential area which enjoys good access to local shops and delicatessen and is some 15 minutes' walk from Union Street, Aberdeen's main thoroughfare. Regular public transport to this and many parts of the city is readily available and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city and the hospital complex at Foresterhill, along with the airport.

## Notes

Gas central heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances. Woodworm treatment has been carried out and guarantee attained.

## Viewing

Please telephone 07545 282091 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/CM/Aberdeen

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