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36D VIRGINIA STREET, ABERDEEN, AB11 5AU



**Well Presented Two Double Bedroomed First
Floor Apartment with Exclusive Parking**

OFFERS OVER
£125,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Shower Room. Secure Exclusive Parking Space.

Enjoying a great city centre location close to all amenities this first floor two double bedroomed apartment with secure exclusive parking is truly ready to move into and being sold inclusive of all large items of furniture. An ideal first time purchase or buy to let investment the subjects are generously proportioned and benefit from gas fired central heating, double glazing and the communal areas are protected by a security entry system and maintained under a factoring contract. Upon entering there is welcoming hallway, a lovely lounge gives access to the well fitted comprehensively equipped dining kitchen and to the rear lie two good sized double bedrooms both of which benefit from built-in wardrobes. The contemporary shower room upgraded in recent years completes the accommodation of this appealing property. The subjects were built approximately 12 years ago by Barratt Homes and viewing is genuinely recommended.



Communal Hall

The communal hallways are protected by a security entry system and there are doors to the front and rear of the building giving access to the secure carpark. From the first floor landing a door gives access to an inner hallway shared with one other property and leading to the front door.

Hall

3.83m x 1.47m (12'6" x 4'9") approx.

A welcoming hallway with attractive quality oak laminate flooring, white panel style doors with chrome handles to the accommodation and to a deep storage cupboard which has slatted shelving for towels and linen. Wall mounted security entry telephone.

Lounge

4.10m x 3.42m (13'5" x 11'2") approx.

Overlooking the front this comfortable lounge enjoys tasteful neutral décor, a feature wall and oak laminate flooring. There is ample space for soft furnishings and a door to:



Dining Kitchen

3.32m x 2.92m (10'10" x 9'6") approx.

Well planned with an excellent range of white wood style wall and base units incorporating drawer units, dark worktops and a 1.5 bowl stainless steel sink with drainer and mixer tap. There is an integrated fan assisted oven, a four ring gas hob with stainless steel splashback and stainless steel chimney extractor hood above. The stainless steel style automatic washer/dryer and upright fridge/freezer will remain. There is a lovely glass table and four chairs and a window overlooks the front. The gas fired central heating boiler is located within one of the cupboards and the kitchen has tasteful décor and ceramic floor tiles.

Bedroom 1

3.60m x 3.05m (11'9" x 10'0") approx.

Well proportioned this double bedroom has tasteful décor, neutral carpeting and a built-in wardrobe with mirrored sliding doors providing hanging and shelving storage. A window overlooks the rear.



Double Bedroom

3.70m x 2.50m (12'1" x 8'2") approx.

Again enjoying a quiet location to the rear overlooking the carpark this double bedroom has modern décor and neutral carpeting. There is a built-in mirrored wardrobe and space for freestanding bedroom furniture.

Shower Room

1.98m x 1.87m (6'6" x 6'1") approx.

Upgraded in recent years with a large walk-in shower with contemporary wet wall panelling and mains thermostatic shower along with a large shower screen. The w.c. with concealed cistern and wash hand basin with mixer tap is built-into white vanity units with a white high gloss finish incorporating cupboard storage, a deep display sill and this has a mirror above and shaver point. With ceramic floor tiles and there is an air extractor.

Outside

To the rear accessed from James Street lies the large residents' carpark with an exclusive space. The carpark is protected by substantial security gates operated on a remote control.



Location

Virginia Street lies in the heart of the city with Union Square with its cinema, bus and rail stations only some five minutes walk from the property. Union Street is again only five minutes walk away and there are lovely restaurants, cafes and bars close by. Aberdeen beach with its lovely costal walk is within easy travelling distance.

Notes

Gas fired central heating. Double glazing. Communal security entry EPC=B. The property is being sold inclusive of all fitted floor coverings, curtains, blinds, light fittings, large items of furniture, white goods in the kitchen and the television in the lounge.

A factor has been appointed for the upkeep of the internal and external areas for which a fee of approx. £72.00 pcm is payable and this includes a common building insurance policy.

Viewing

Please telephone 07814 987142 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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