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65 WHITEHALL PLACE, ABERDEEN, AB25 2PD



**Well Presented Two Double Bedroomed
Top Floor Flat in City Centre**

OFFERS AROUND
£79,995

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Share of Internal Store. Exclusive External Store. Communal Gardens.

In a popular city centre location close to many amenities and the hospital complex at Foresterhill, this two double bedroomed top floor flat forms part of a well maintained traditional granite building with the communal areas protected by security entry system. Benefiting from gas fired central heating with the boiler under guarantee, there is double glazing and the subjects enjoy neutral décor and far reaching views across the city skyline. Upon entering the hallway has a built-in cupboard, there is a comfortable lounge and a well fitted comprehensively equipped kitchen. Both double bedrooms are of a good size and the bathroom with shower over bath completes the accommodation of this appealing property. Being sold as seen inclusive of all large items of furniture and household goods this is an ideal first time purchase or buy to let investment. Outside to the rear there is the communal garden and an exclusive cellar. Viewing is recommended.



Communal Hall

The communal hallways have been upgraded in recent years and are tastefully decorated, have uPVC windows to the rear and on the top half landing there is a cupboard with a uPVC window to the rear of which the property has a one half share. From the entrance hall a door gives access to the rear garden.

Hall

2.75m x 2.60m (9'0" x 8'6") approx.

A welcoming "L" shaped hallway with wood laminate flooring and a deep built-in cupboard providing great storage.

Lounge

3.83m x 2.67m (12'6" x 8'9") approx.

With neutral décor and wood laminate flooring there is a deep silled bay window to the front enjoying a pleasant outlook. Traditional features include a high ceiling with plaster cornice and deep skirtings.

Kitchen

2.31m x 1.40m (7'7" x 4'6") approx.

Fitted with light wood style wall and base units, worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is a small upright fridge/freezer, an electric cooker and automatic washing machine. The gas fired combination boiler installed four years ago and under guarantee is located in the kitchen. Track spotlight fitting.



Double Bedroom

3.58m x 2.88m (11'9" x 9'5") approx.

Well proportioned and with a window enjoying far reaching views to the south of the city. With neutral décor and wood laminate flooring there is ample space for freestanding bedroom furniture.

Double Bedroom

2.73m x 2.27m (8'11" x 7'5") approx.

With a feature arch window to the front this is a good sized bedroom again enjoying wood laminate flooring and neutral décor.

Bathroom

2.32m x 1.36m (7'7" x 4'5") approx.

Natural light is created by a high level skylight and the bathroom is fitted with a white suite comprising of a w.c., wash hand basin built-into cupboard storage and a bath. There is a mains thermostatic shower over the bath with glazed shower screen and extensive tiling. Wood laminate flooring.

Outside

To the rear the garden is laid to grass and there is an exclusive storage cellar suitable for bicycles and outdoor equipment.



Location

Whitehall Place lies to the west of Aberdeen city centre and a great number of local amenities are available on Rosemount Place including a cheesemonger, butcher, chemist and a variety of specialist shops. Westburn and Victoria Parks with their open spaces and lovely walks are also close by and the city centre is only some five minutes walk from the property. Regular public transport to 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 Aberdeen airport. The hospital complex at Foresterhill is some fifteen minutes walk from the property.

Notes

Gas fired central heating with combination boiler under guarantee. . Double glazing. Communal security entry system. EPC=D. The property is being sold as seen inclusive of all items of furniture, household goods and white goods. Note: the white goods are in working order but condition not guaranteed.



Viewing

Please telephone 07712 005251 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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