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for life & business

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40 GRAY STREET, ABERDEEN, AB10 6JE



**Beautifully Appointed Self Contained Traditional Two Public/Two
Double Bedroomed Ground Floor Flat with Exclusive Gardens**

OFFERS OVER
£270,000

Accommodation Overview

**Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen.
Two Double Bedrooms, Bathroom and Walk-In Store.
Exclusive Garden Grounds and External Store.
Exclusive Utility Store.**

Beautifully appointed, well maintained and in a sought after city centre location. These are just some of the many qualities of this traditional granite self contained two public/ two double bedroomed ground floor flat which enjoys delightful gardens with a south westerly aspect. Truly ready to move into, the subjects boast period features including extra high ceilings (3.32m), ornate cornicing and traditional painted panelled doors, fascia and skirting. Upon entering from the vestibule there is a welcoming hallway with a large walk-in store. The elegant lounge has an open fireplace and to the rear is a lovely dining room giving access to the quality fitted comprehensively equipped kitchen. The master bedroom overlooks the rear garden and the second bedroom is of a great size. Quality fitted bathroom completes the accommodation of this appealing property. With double glazing and gas fired central heating this is a desirable home of which internal inspection is genuinely recommended to appreciate fully the lovely ambiance and garden grounds.



Entrance Vestibule

1.48m x 1.15m (4'10" x 3'9") approx.

Entered from a traditional door with a decorative stained glass panel above, the vestibule has a dado rail, Terrazzo floor tiles and meter cupboard. A traditional glazed door with stained glass panel above leads to:

Hall

5.28m x 1.93m (17'3" x 6'3") approx. at widest

A most inviting hallway with neutral décor and co-ordinating carpeting. Traditional features include a high ceiling with plaster cornice, deep skirting and a dado rail. Traditional painted panelled doors and fascia give access to the accommodation and to:

Store

3.47m x 1.21m (11'4" x 3'11") approx.

A fantastic walk-in store with light, shelving and lots of coat hooks for outdoor wear.



Lounge

6.03m x 4.24m (19'9" x 13'11") approx.

An elegant lounge with a bay window to the front affording great natural light. There is an ornate plaster cornice, a ceiling rose, deep skirting and pilasters to the bay. A fantastic focal point is the open fire place with slate hearth and two alcoves to either side. The room is decorated in neutral tones which enhances the traditional wooden flooring.

Dining Room

4.47m x 3.53m (14'7" x 11'7") approx.

With decorative wall coverings and a tall window enjoying a pleasant outlook over the rear garden. There are two traditional shelved "Aberdeen Press" and this adaptable space can accommodate soft furnishings or is ideal for entertaining and dining. There is a high ceiling and attractive décor to picture rail height. Door to:

Kitchen

3.81m x 2.10m (12'6" x 6'10") approx.

Thoughtfully planned and quality fitted with white high gloss wall and base units incorporating a tall larder cupboard with pull out storage and co-ordinating white worktops with an inset sink with Quooker hot water tap. The range with five gas burners, double oven and extractor hood above will remain and there is an integrated dishwasher, fridge and freezer. Bright and airy two windows overlook the rear, the room has quality wood style flooring and a glazed door gives access to the garden.



Double Bedroom

4.24m x 4.24m (13'10" x 13'10") approx.

Generously proportioned this lovely master bedroom enjoys a pleasant outlook over the rear. Tastefully decorated there is a feature contemporary wall and the room enjoys a high ceiling with plaster cornice, picture rail and deep skirting. With plush quality cream carpeting, the large wardrobes will remain and there is ample space for freestanding bedroom furniture.

Double Bedroom

4.26m x 2.82m (13'11" x 9'2") approx.

Overlooking the front this is a good sized double bedroom which is currently utilised as a sitting room/office. Again enjoying period features, there is a quaint corner fireplace which is non functional and has decorative tiling. The room has tasteful contemporary décor and natural white washed wooden flooring.

Bathroom

2.82m x 1.68m (9'3" x 5'6") approx.

Quality fitted with a wash hand basin with mixer tap built-into cupboard storage and with a deep wooden sill and mirror above. There is a w.c. along with a bath with a glazed shower screen, shower bar and attractive tiling. A tall opaque window to the rear creates a light and airy atmosphere and there is a shaver point and heated towel radiator.



Outside

The property is set back from the roadside with a good sized, low maintenance garden laid with pink gravel chips. The exclusive rear garden enjoys a southerly aspect and good privacy. Adjacent to the property is a large timber decked area for dining al fresco and the main area is laid to grass bordered by deep well stocked beds with a plethora for flowering plants and shrubs providing colour through the seasons. There is a further sheltered seating area and an exclusive store for garden equipment (**2.15m x 1.00m (7'0" x 3'2") approx.**).

Utility Store

2.56m x 1.88m (8'4" x 6'2") approx.

This useful exclusive utility store houses the gas fired central heating boiler. There are base units providing storage with a stainless steel sink and drainer. There is plumbing for an automatic washing machine and space for a tumble dryer. The store is in good order, has a window to the garden and vinyl flooring.

Location

Gray Street lies between Great Western Road and Broomhill Road and is a sought after well established residential area close to the amenities and shops within the shopping centre at Mannofield. Reputable nursery, primary and secondary schools are in the area and the city centre is some five minutes drive from the property with regular public transport readily available to this and many part of the city. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen Airport and the hospital complex at Foresterhill which is only five minute drive from the property.

Notes

Gas central heating. Double glazing. EPC=C. All fitted floor coverings, blinds, light fittings, integrated kitchen appliances and the cooking range are included in the sale.

Viewing

Please telephone 07717 871084 or 07411 506615 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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