

# Raeburn Christie Clark & Wallace

for life & business

## Aberdeen

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

## Banchory

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

## Ellon

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

## Inverurie

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

## Stonehaven

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

## E-mail:

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

247 DON STREET, ABERDEEN, AB24 1XP



**Traditional Two Bedroomed Cottage with  
Courtyard**

OFFERS OVER  
**£260,000**



## Accommodation Overview

**Kitchen/Dining Room, Utility Room. Lounge, Bedroom, Bathroom. Bedroom and En Suite.**

Exuding charm and character, rarely does the opportunity arise to purchase such a lovely property as this traditional two bedroomed cottage with external courtyard overlooking the River Don, set in the heart of historic Old Aberdeen with the beautiful Seaton Park on the doorstep. The property offers a combination of traditional and modern features over three floors and represents an ideal opportunity for those looking to enjoy the rural lifestyle within easy reach of the city centre. On entering the property, the ground floor accesses the spacious modern kitchen with a range of wall, base and tall units and high quality appliances including an AGA. There is ample space to create a dining area or an informal living space. At the rear, there is a convenient utility room. The first floor accesses the formal lounge with double aspect Sash and Case windows, as well as the second bedroom boasting fitted wardrobes. A stylish bathroom completes the layout of this floor. The top floor spanning the full length of the property opens up to the master bedroom with dressing area, and en suite and roof windows allowing plenty of natural light. This room also benefits from a large fitted cupboard with hanging space. Outside there is a shared walled off courtyard, with an area laid to lawn maintained by the council and decking ideal for dining alfresco and enjoying the idyllic surrounds. The property benefits from gas central heating and traditional Sash and Case windows. Viewing is essential to fully appreciate.



## Kitchen/Dining Room

**6.44m x 4.16m (21'5" x 13'7") approx.**

Entered via the original wooden door, the sizeable kitchen/dining room is fitted with a number of modern grey gloss units, incorporating solid wood worktop and stainless steel sink with mixer tap. There are wall, base, drawers and pull out units as well as an integrated media section with TV, which is included in the sale. Appliances include integrated dishwasher, microwave and an AGA with extractor hood above. A number of Sash and Case windows at the front and rear allow natural light in. Ample space for dining and living room furniture. In addition there is a deep under stair storage cupboard. Spotlights. Solid wood flooring.

## Utility Room

**2.16m x 1.98m (7'0" x 6'5") approx.**

Fitted with units matching the kitchen and solid wood worktop. The washing machine and American fridge/freezer are included in the sale. Space for tumble dryer.

## Stairs to First Floor

Carpeted staircase ascends to the first floor. Sash and Case windows to the front.



## Lounge

**4.42m x 3.14m (14'5" x 10'3") approx.**

This bright and well proportioned room has double aspect Sash and Case windows drawing natural light in and provides plenty of space for freestanding furnishings. Built-in cupboard with hanging rail. Carpeted.

## Bedroom 2

**3.10m x 2.72m (10'2" x 8'9") approx.**

Good sized double bedroom with full wall length built-in wardrobe with mirrored sliding doors. Sash and Case window. Carpeted.

## Bathroom

**2.27m x 1.94m (7'5" x 6'4") approx.**

Stylishly presented, the family bathroom is fitted with a freestanding roll top bath, tiled wall featuring traditional style w.c. with high cistern and a wash hand basin set within a vanity unit. Tiled to dado height and tiled flooring. Window to the rear.

## Stairs to Second Floor

Carpeted landing with wooden stairs to the second floor



## Master Bedroom

**3.78m x 2.96m (12'4" x 9'7") approx.**

Ascending from the first floor via the wooden staircase, this great sized double bedroom spans the second floor and has a walkthrough dressing area with fitted wardrobes on both sides leading to a modern en suite. Additionally there is a deep walk-in storage cupboard. Roof windows. Carpeted.

## En Suite

**2.95m x 1.90m (9'7" x 4'6") approx.**

This modern fully tiled en suite is fitted with a large walk-in shower with mains shower, w.c. and wall hung vanity unit with mirror above. Roof window. Tiled flooring.

## Outside

There is a shared walled off courtyard with an area laid to lawn maintained by the council as well as shared decking ideal for alfresco dining. There is an outdoor storage shed.





## Location

Old Aberdeen is mainly a conservation area, steeped in history with beautiful cobbled streets and grand town houses along with quaint cottages. The University heartland, the city centre is only a short distance away and there are many local amenities and shops nearby including Aberdeen Sport Village. Aberdeen's Beach Promenade with its coastal walks alongside a retail park, cinemas and restaurants is also nearby. Regular public transport to many parts of the city is readily available and the subjects enjoy easy access to the hospital complex at Foresterhill and to Aberdeen airport. Seaton Park with its wide open spaces and lovely riverside walks along the Don are close by, along with the Cruickshank Botanic Gardens.

## Notes

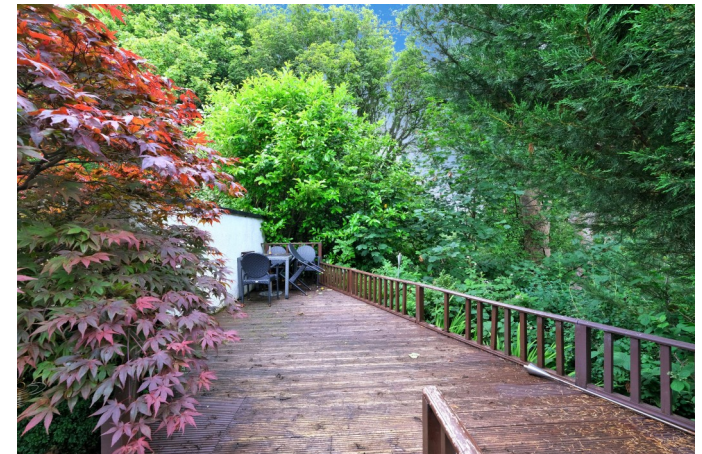
Gas central heating. Sash and Case windows. EPC=C. All appliances included in the sale. In terms of furniture, only the sofa and sideboard in the lounge as well as the chest of drawers in the main bedroom are included in the sale.

## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: WDB/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS  
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**Raeburn Christie Clark & Wallace**  
for life & business