

# Raeburn Christie Clark & Wallace

for life & business

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## 3 RAEBURN PLACE, ABERDEEN, AB25 1PP



**Immaculately Presented One Bedroomed  
Ground Floor Flat**

OFFERS OVER  
**£75,000**



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### Accommodation Overview

**Communal Hall, Hall, Lounge/Kitchen, Bedroom and Shower Room. Shared Garden. Cellar.**

This immaculately presented one bedroomed ground floor flat, situated within the Rosemount area of the city with a wide range of shops, bars and restaurants on the doorstep, offers an ideal opportunity for a first time buyer or investment purchase. Served with gas central heating and double glazing, the property is entered from the communal hallway via a security entry system which opens into a hallway leading to all accommodation. The lounge sits to the front and is on open plan with the comprehensively equipped kitchen with space for dining table chairs. The double bedroom has excellent storage provision and completing the property is the centrally located, attractive shower room. Early viewing is highly recommended.



## Communal Hallway

The well maintained communal hallway is entered via a security entry system and a door leads to the rear garden.

## Hall

With neutral décor and laminate flooring, the hall gives access to all rooms.

## Lounge/Kitchen

**4.34m x 3.67m (14'2" x 12'0") approx.**

This well proportioned room with front aspect provides ample space for free standing lounge and dining furniture. The kitchen is fitted with wood effect wall and base units with contrasting worktop incorporating a stainless steel sink with mixer tap. Appliances include a gas hob with oven below and hood over, integrated fridge and washing machine. Finished in warm décor with high quality laminate flooring.



## Bedroom

**3.33m x 3.00m (11'0" x 10'0") approx.**

With a rear aspect and again finished with warm décor and laminate flooring, this double bedroom has a full length built-in wardrobe with mirrored sliding doors providing excellent storage space.

## Shower Room

**3.00m x 1.51m (10'0" x 5'0") approx.**

This stylish room is fitted with a fully aqua panelled shower enclosure with sliding doors and mains shower, w.c. and wash hand basin in vanity unit with matching wall unit. Heated towel rail. Vinyl flooring.

## Outside

There is a shared garden to the rear and exclusive cellar in the basement. On-street parking is available with permits available from Aberdeen City Council for which a fee is payable.



## Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fish monger, chemist and supermarket are all within walking distance, along with lovely cafes and local craft shops. The city centre is some 10 minutes' walk from the property as is the hospital complex at Foresterhill. Anderson Drive is easily accessible as are the main business centres to the north and south of the city. Regular public transport is readily available to many parts of the city and lovely walks can be enjoyed in Westburn and Victoria Parks which are close by.

## Notes

Gas central heating. Double Glazing. EPC=C.







## Viewing

Please telephone 07871 699366 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AK/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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