

# Raeburn Christie Clark & Wallace

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**FLAT 1, 16 NETHERKIRKGATE, ABERDEEN, AB10 1AU**



**Attractive Two Bedroomed Third Floor Flat**

OFFERS AROUND  
**£79,995**

## Accommodation Overview

**Communal Hall, Hallway, Lounge/Dining Room, Kitchen,  
Two Double Bedrooms and Shower Room.**

Situated right in the heart of Aberdeen city centre and located in a traditional granite building, this generous two bedroomed third floor flat, decorated in fresh neutral tones, is available on a fully furnished basis and offers an excellent opportunity for a first time buyer or a buy to let investor. Benefiting from a security entry system, modern oil filled Rointe electric heating system and double glazing, the property comprises of an entrance hall which leads to the spacious lounge with dining area decorated in soft grey tones. With a few steps down, the hallway continues to the rear of the property giving access to a well appointed kitchen, fantastic modern shower room and two double bedrooms. Early viewing is highly recommended to appreciate the potential of this centrally located property.



## Communal Hallway

The communal entrance is accessed via a security entry system.

## Hall

A secure door leads to the communal landing with security entry handset and high level electric meter cupboard. Dado height panelling and grey carpeting.

## Lounge/Dining Room

**5.30m x 3.50m (17'4" x 11'6") approx.**

Generously proportioned lounge/dining room with sash and case window facing the front. Soft grey décor with complementing carpeting and ample space for free standing furniture and soft furnishings.

## Kitchen

**3.74m x 2.70m (12'3" x 8'9") approx.**

Well equipped kitchen fitted with a range of base and wall mounted units linked by contrasting worktops with tiled splashback incorporating a stainless steel sink with drainer and mixer tap. Appliances include a ceramic hob with oven below and extractor fan above, washing machine and fridge/freezer. Sash and case bay window to the front of the building. Vinyl flooring.

## Bedroom 1

**3.43m x 2.85m (11'3" x 9'4") approx.**

Generous double bedroom with a rear aspect and built-in double wardrobe fitted with sliding doors. Neutral décor with grey accent wall and complementing carpeting.

## Bedroom 2

**3.20m x 2.54m (10'5" x 8'3") approx.**

The second double bedroom has a sash and case bay window to the front and two storage cupboards. Neutral décor and complementing carpeting.

## Shower Room

**2.36m x 1.78m (7'8" x 5'9") approx.**

The attractive shower room is fitted with a white suite comprising wash hand basin fitted on a wall hung vanity unit, w.c. and a large walk-in shower enclosure with modern Bristan electric shower and glazed screen. Aqua wall panelling and tiled flooring. Heated towel rail and extractor fan.





## Location

Netherkirkgate lies in the heart of the city centre with shopping centres, cinemas, restaurants and recreational facilities on its doorstep. The Marischal Square development, Union Square and Aberdeen bus and rail stations are just 5 minutes' walk away. Regular public transport to many parts of the city is readily available and Aberdeen's beach with lovely coastal walks is a short distance away.

## Notes

Rointe electric heating system. Double glazing. EPC=E. All fitted floor coverings, light fittings, blinds, appliances and furniture will be included in the sale.

## Viewing

Please telephone 07375 545986 or 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.

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