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39 WATSON STREET, ABERDEEN, AB25 2QB



**Traditional Two Double Bedroomed
Ground Floor Flat with Single Garage**

OFFERS OVER
£140,000

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Accommodation Overview

Shared Entrance Hall, Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Exclusive Internal and External Stores. Single Garage.

Nestled away in the popular Rosemount area, this lovely traditional two double bedroomed ground floor flat shares the building with only one other property and enjoys a delightful rear garden and single garage. Boasting a wealth of period detail including traditional flooring, pitch pine panel doors and decorative cornicing, the subjects benefit from gas fired central heating and double glazing. Upon entering, there is a welcoming hallway, the lounge has a lovely feature fireplace and the dining kitchen is comprehensively equipped with appliances. Both double bedrooms are well proportioned and the centrally set bathroom with shower over bath completes the accommodation of this appealing property. Outside to the front, there is an exclusive garden screened by privet hedging and to the rear, there is an exclusive decked seating area from which to enjoy the sunny aspect, an area of grass and shrubbery beds, along with many external sheds suitable for outdoor equipment. The single garage is accessed from a rear lane which leads to the lovely Victoria Park. Early viewing is genuinely recommended.



Communal Hall

The communal hallways are shared with the upper flat and there is an exclusive understair store with lighting and a door gives access to the rear.

Hall

3.28m x 1.23m (10'9" x 4'0") approx.

A welcoming hallway with coat hooks for outdoor wear and lovely traditional pitch pine panel doors and traditional wooden flooring. There are ceiling downlighters and a wall mounted security entry telephone.

Lounge

4.06m x 3.79m (13'3" x 12'5") approx.

Boasting a wealth of period detail including a high ceiling with plaster cornice, deep skirting and two arched alcoves with downlighters and cupboard storage below. The fireplace provides an attractive focal point with a wooden surround and inset living flame gas fire. A large window to the front overlooks the garden and draws in natural light, there is neutral décor and traditional flooring.



Dining Kitchen

3.77m x 3.22m (12'4" x 10'6") approx.

Well fitted with a range of shaker style wall and base units incorporating drawer units, contrasting worktops with splashback tiling and stainless steel sink with drainer and mixer tap. There is an integrated hob and fan assisted oven. There is under unit lighting and a built-in shelved cupboard provides further storage. With neutral décor, a window enjoys a pleasant outlook over the rear garden and there is ample space for a table and chairs.

Double Bedroom

3.71m x 2.70m (12'2" x 8'10") approx.

Overlooking the front and with neutral décor and carpeting, traditional features include a high ceiling with plaster cornice. The free standing wardrobes provide excellent hanging and shelving storage.

Double Bedroom

3.78m x 2.34m (12'4" x 7'7") approx.

Overlooking the rear, this is a good sized double bedroom again with neutral décor and carpeting. Ample space for free standing bedroom furniture.



Bathroom

2.13m x 1.46m (6'11" x 4'9") approx.

Centrally set and fitted with a white suite comprising of a bath with glazed shower screen, mains thermostatic shower and aqua panelling which continues to dado height throughout the room. There is a w.c., and a wash hand basin with mixer tap built into white high gloss vanity units providing storage and shaver point. There is a mirrored cabinet above the wash hand basin.

Outside

To the front of the property, there is a low maintenance garden laid with gravel chips and a mature privet hedge provides privacy from the street. To the rear, there is a raised semi circular timber decked area which is exclusive to the property and to the rear of the garden, a deep well stocked bed and area laid to grass. A door gives access to the garage. At the rear, within the main building and accessed from the garden, is a further exclusive store. There is a shared external store, previously the wash house, and an exclusive store suitable for bikes and outdoor equipment. There is also a large potting shed which is exclusive to the property, along with the polycarbon addition. Within the boundary wall to the rear, a locking gate gives access to the rear lane.



Single Garage

4.99m x 2.86m (16'4" x 9'4") approx.

With an up and over door accessed from a rear lane, the garage has power and light and a door to the garden.

Location

Rosemount is a popular residential area to the north of Aberdeen city centre. A wealth of specialist shops including a cheesemonger, family butcher, fishmonger, 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 fired central heating. Double glazing. EPC=D. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing appliances are included in the sale. NB: Appliances are in working order but condition not guaranteed. Many large items of furniture are included in the sale. Roofing repairs were completed in 2024, with a 7 year guarantee.

It is possible to apply to Aberdeen City Council for two on-street parking permits for which a fee is payable.

Viewing

Please telephone 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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