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**157 OAKHILL GRANGE, ABERDEEN, AB15 5EA**



**Beautifully Appointed Four Bedroomed  
Townhouse with Garage**

**FIXED PRICE  
£400,000**

# 157 OAKHILL GRANGE, ABERDEEN, AB15 5EA

## Beautifully Appointed Four Bedroomed Townhouse with Garage

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### Accommodation Overview

**Entrance Hall, Utility Room, Bedroom with En Suite. First Floor: Lounge, Dining Kitchen, Shower Room. Top Floor: Master Bedroom with En Suite Shower Room, Two Further Bedrooms, Family Bathroom. Enclosed Garden to Rear. Driveway to Front, Garage.**

Located within the prestigious Oakhill Grange Development is this beautifully appointed four bedroomed townhouse which is decorated to the highest of standards throughout and is truly ready to move into. Offering well proportioned bright and airy accommodation, the property features quality fitted shower rooms on all levels with the family bathroom situated on the top floor. Upon entering the property at ground floor level this gives access to the useful utility room and a bedroom with en suite shower and access to the integral garage and out to the rear. The entrance hallway leads to the first floor where the elegant lounge gives access to the balcony which is ideal for entertaining and also leads to the quality fitted kitchen. Located on the first floor level is also a spacious shower room. The top floor gives access to the generously proportioned master bedroom with a walk-in wardrobe and en suite shower room and there are two further bedrooms together with a family bathroom on this level. To the front there is a loc-bloc driveway providing off- street parking while to the rear there is a fully enclosed garden on split level with a large patio and raised decking area. Viewing is highly recommended to appreciate the quality and finish of this property.



## Entrance Hallway

Laid with laminate flooring and giving access to the utility room, carpeted staircase leading to the upper level. Ceiling cornice.

## Utility Room

**4.14m x 2.76m (13'7" x 9'1") approx.**

Fitted with cream wall and walnut base gloss units with co-ordinating work surface and inset stainless steel sink with mixer tap. Space for under unit washing machine, tumble dryer and fridge. Wall mounted cabinet housing the boiler. Laid with porcelain floor tiles and giving access to the integral garage and bedroom.

## Bedroom

**4.98m x 3.20m (16'4" x 10'6") approx.**

Generously proportioned carpeted rear facing bedroom, which could be utilised as a further public room, benefits from patio doors which lead out to the garden. Ceiling cornicing. Access to:

## En Suite

**2.44m x 2.06m (8'0" x 6'9") approx.**

Quality fitted en suite comprising of a white w.c., wash hand basin and large shower enclosure with attractive splashback tiling, wall mounted mirror and inset wall mounted cabinet. Laid with ceramic floor tiles. Heated towel rail. Extractor fan. Ceiling spotlights.



## First Floor

Carpeted staircase leads up to the first floor where there is a double built-in cupboard housing the water tank and fitted with shelving. Giving access to the lounge, dining kitchen and shower room. Ceiling cornicing.

## Lounge

**5.14m x 4.16m (13'8" x 16'10") approx.**

This elegant carpeted lounge features French doors which lead out to a balcony, ideal for entertaining and alfresco dining. On semi open plan with the dining kitchen while offering ample space for freestanding furnishings. Ceiling coving.

## Dining Kitchen

**6.89m x 2.77m (22'7" x 9'1") approx.**

Fitted with quality beech gloss wall units and walnut effect gloss base units together with an inset sink with mixer tap together with an integrated hob, chimney hood, dishwasher, eye-level double oven, microwave and fridge freezer. Ample space for formal dining table and chairs with a front facing window providing ample natural light into the room. Ceiling cornicing. Laid with porcelain floor tiles.



## Shower Room

**2.94m x 2.07m (9'8" x 6'10") approx.**

Well appointed quality shower room comprising of a white w.c. and wash hand basin together with a shower enclosure with attractive splashback tiling. Inset wall mounted cabinet. Large full length wall mirror. Heated towel rail. Ceiling spotlights. Frosted front facing window. Laid with ceramic flooring.

## Top Floor

Carpeted staircase leading up to the top floor and all remaining accommodation. Access to the insulated loft. Linen cupboard.

## Master Bedroom

**4.16m x 3.30m (13'8" x 10'10") approx.**

Generously proportioned carpeted double bedroom with a large rear facing window overlooking the garden. Benefiting from a walk-in dressing room which is carpeted and fitted with hanging and shelf space and benefits from power and light

## En Suite Shower Room

**2.60m x 1.96m (8'6" x 6'5") approx.**

Attractive en suite comprising of a white w.c. and wash hand basin together with shower enclosure with splashback tiling, inset wall mounted cabinet and mirror. Heated towel rail. Ceiling spotlights. Laid with ceramic floor tiles.



## Bedroom

**4.31m x 2.78m (14'2" x 9'1") approx.**

Good sized carpeted double bedroom benefiting from a built-in mirror wardrobe complete with shelf and hanging rail space. Front facing window. Ceiling corning. Note: the wall mounted TV bracket will remain.

## Bedroom

**3.14m x 2.55m (10'4" x 8'4") approx.**

This is an exceptionally good sized carpeted single bedroom with a front facing Velux window which allows an abundance of natural light into the room. Ceiling corning.

## Family Bathroom

**2.60m x 2.34m (8'6" x 7'8") approx.**

Well appointed family bathroom comprising of a white w.c., wash hand basin and bath with shower fitment above and attractive splashback tiling. Wall mounted cabinet and mirror. Heated towel rail. Ceiling spotlights. Extractor fan. Laid with ceramic floor tiles.



## Garage

Good sized garage benefiting from remote up and over door, power and light and houses the gas meter. Integral door to utility room.

## Gardens

To the front there is a low maintenance garden which is mainly laid with loc-bloc and driveway providing off-street parking. To the rear there is a fully enclosed garden providing a child and pet friendly environment with a large patio ideal for alfresco dining and steps leading up to the top level where there is a large decking area and gate giving access to the rear. There are two further areas laid with artificial lawn.



## Notes

Gas central heating. Double glazing. EPC=B. Included in the sale price are all floor coverings, light fitments, curtains and blinds together with the white goods.

## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: ASL/TC/Aberdeen

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