

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

www.raeburns.co.uk

100A BON ACCORD STREET, ABERDEEN, AB11 6UY



**Well Proportioned One Bedroomed
Garden Flat with Shared Garden**

OFFERS OVER
£95,000

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Accommodation Overview

Communal Hall, Entrance Hall, Lounge, Dining Kitchen, Bedroom and Bathroom. Communal Garden

Situated in the popular area of Ferryhill within minutes walk of Union Street and its range of amenities and public transport links, we are delighted to offer for sale this very well proportioned one bedroomed garden flat forming part of a traditional granite tenement which is protected by a security entry system. The property requires finishing but boasts new kitchen units and a recently upgraded bathroom suite. The accommodation comprises a welcoming entrance with good storage, comfortable lounge, kitchen with ample space for a dining table, double bedroom overlooking the rear and a centrally set bathroom. The city centre property will undoubtedly be of appeal to the discerning buyer and therefore early viewing should be sought to appreciate the excellent location and space on offer.



Communal Hall

Entered via a security entry door the communal hallway is neat and tidy with neutral décor and ample lighting. A door allows access to the rear garden.

Entrance Hall

The entrance hall is entered via a natural wood door and leads onto all of the accommodation. The neutral tones continue throughout the property and a large cupboard provides excellent storage. A high level unit houses the fuse box and electric meter. Smoke alarm. Security entry handset.

Lounge

13'0" x 11'2" [3.98m x 3.41m] approx.

To the front of the property is this well proportioned lounge with a large window for natural light. The décor is in neutral tones and a low level cupboard houses the gas meter. Thermostat. TV point. Telephone point. Smoke alarm.



Kitchen

10'7" x 9'10" [3.24m x 3.01m] approx.

This well proportioned dining kitchen is fitted with a good range of wall and base units in light wood effect and topped with roll top worksurface incorporating a stainless steel sink. There is space and plumbing for white goods and a cupboard houses the boiler. Extractor. Carbon monoxide monitor.

Bedroom

12'7" x 7'3" [3.85m x 2.23m] approx.

Enjoying a peaceful rear aspect is this good sized double bedroom which is naturally bright and airy enhanced with neutral tones. The good dimensions allow for free standing furniture. TV point. Telephone point.

Bathroom

6'11" x 6'0" [2.11m x 1.85m] approx.

Centrally set, the bathroom comprises a three piece white suite including a w.c., pedestal wash hand basin and bath with electric Triton shower above. To complete the suite there is extensive aqua panelling. Extractor.



Outside

The fully enclosed shared rear garden has access onto the rear lane and is mostly laid to lawn with a shared drying green.

Location

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates.

Notes

Gas central heating. Double glazing. EPC=C. The subjects will be sold as seen.





Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference WDB/SI/Aberdeen

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