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LAW PRACTICE

44 Raeden Place, Aberdeen AB15 5WN
£99,000 offers over

Property summary

We are delighted to offer for sale this exceptionally spacious and well maintained **two bedroom top floor flat** forming part of a 4 storey purpose built building tucked away in a popular and well established residential area of the City. The property has been extensively upgraded and refurbished by the present owners and is fully double glazed with recently installed electric heating.

The décor is smart and modern and complimented by newly laid laminate flooring in the Hall, Lounge, Kitchen and Study and neutral carpeting in the Bedrooms. The accommodation comprises, L-shaped Entrance Hallway, bright and spacious Lounge with dual aspect windows, well appointed Kitchen with a range of newly installed fixtures and fittings and appliances, two good sized Double Bedrooms with front facing windows, central Bathroom with 3 piece white suite and overbath shower and Study/Boxroom. All room sizes are generous. The property boasts excellent storage accommodation with built-in wardrobes in both Bedrooms, two hall cupboards and a large, partly floored loft. The Building is well maintained with entry monitored by a security entry system. There is ample parking available in the Resident's car park immediately adjacent to the main door of the Building. All fitted floor coverings and most kitchen appliances (where listed) are included in the sale. The furniture and furnishings may be available by separate negotiation.

Location Raeden Place is located off Westburn Road to the north-west of the City Centre. The property is particularly convenient for Aberdeen Royal Infirmary at Foresterhill, excellent shopping facilities at Rosemount, the Westburn and Victoria Parks, all of which are within easy walking distance of the property. All parts of the City are easily accessible via the nearby ring-road. Good public transport is available on both Anderson Drive and Westburn Road. The property is within the catchment areas of Mile End Primary School and Aberdeen Grammar School.

The Building sits in mature landscaped grounds which in turn abut well established amenity land. There is ample resident's parking immediately adjacent to the main door of the Building. Shared drying room.

Full details

Communal Entrance: The shared entrance is accessed via a security entry system.

Hallway: A good sized Reception Hallway providing access to most rooms. Light Oak laminate flooring. Hardwood exterior door. Double door storage cupboard with further storage above. Shelved linen cupboard. Security entry telephone. Twin ceiling lights. Telephone point. Power

Type: Flat

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Shared Garden

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point. Electric heater.

Lounge: 5.79m x 3.20m (19' x 10'6") approx. A generously proportioned "livingroom" with dual aspect windows. Dark grain effect laminate flooring. Twin ceiling lights. Twin electric heaters. Feature wall. TV aerial point. Ample power points. Ample space for dining table and chairs. Doors to Kitchen and Hallway.

Kitchen: 2.84m x 2.59m (9'4" x 8'6") approx. Fitted with a range of recently installed base and wall mounted storage units with white cabinets, chrome handles and contrasting wood effect worktops and wall-boarding. Stainless steel sink and drainer with mixer tap. Side facing window. Lamona induction hob with oven below and stainless steel chimney style extractor hood above. Beko washing machine. Bosch upright fridge/freezer. Dark grain effect laminate flooring matching Lounge. Ample power points. Space for small table and chairs. Ceiling light. Electric downflow heater.

Double Bedroom 1: 4.87m x 2.81m (16' x 9'3") approx. A good sized Double Bedroom with front facing window. Fitted carpet. Built-in wardrobes with mirrored sliding doors. Electric heater. Ample power points. NB Ceiling light to be removed.

Double Bedroom 2: 4.87m x 2.87m (16' x 9'5") approx. Another good sized Double Bedroom with front facing window. Fitted carpet. Built-in wardrobes with hanging rail and shelf. Ample power points. Feature wall. NB Ceiling light to be removed.

Bathroom: 2.87m x 2.03m (9'5" x 6'8") approx. Centrally located with fitted with a white 3 piece suite. Triton shower over bath with full splashback tiling and shower screen. Feature tiled wall. Vinyl floor covering. Extractor fan. Downflow heater. Ceiling light.

Study/Boxroom: 1.93m x 1.60m (6'4" x 5'3") approx. A good sized area ideal for use as a Home Office or Study. Light Oak laminate flooring. Built-in desk. Meter cupboard. Ceiling light. Access hatch with ramsay style aluminium ladder providing access to the large, partly floored loft.

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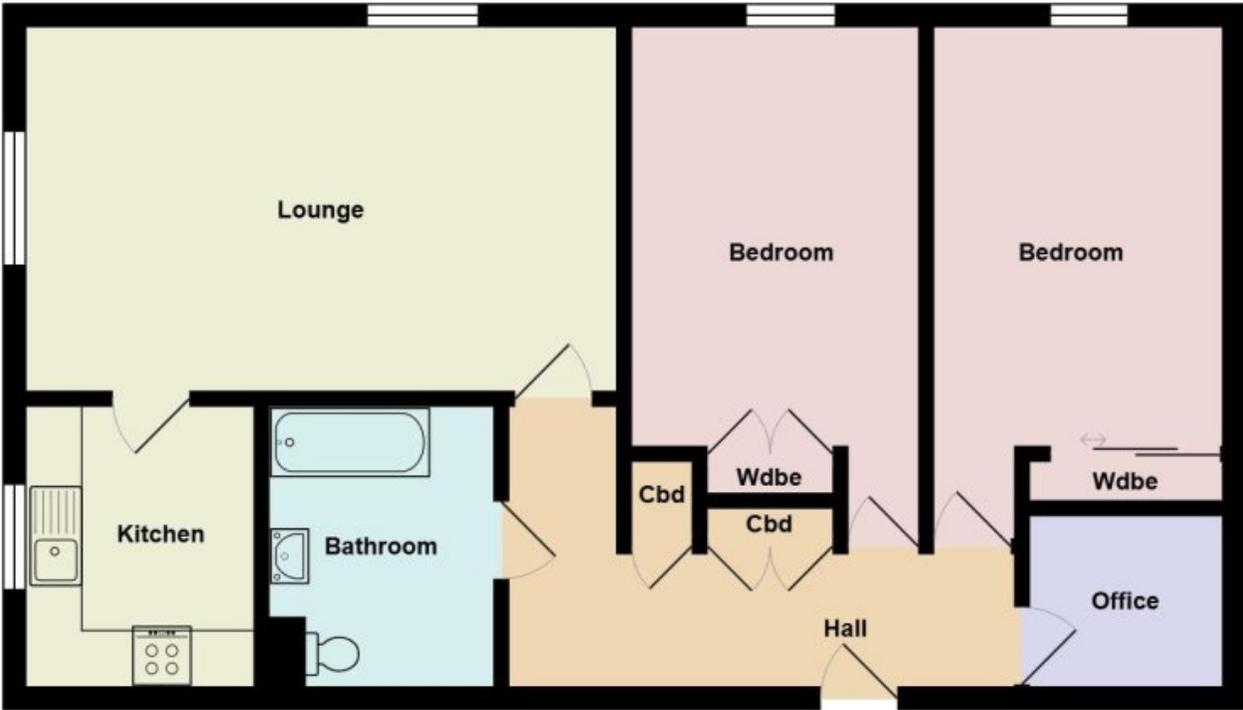








44 Raeden Place



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