

grantsmith
LAW PRACTICE

Flat A 63 Rubislaw Den South, Aberdeen AB15 4BA
£240,000 any reasonable offer

Property summary

We are delighted to bring to the market an apartment in one of Aberdeen's most desirable West End locations, this **ground floor 2/3 bedroomed executive apartment** with both allocated and visitor parking sits within landscaped garden grounds.

Viewing of this property is highly recommended.

Accommodation comprises:

L shaped spacious entry hallway with storage cupboard and affording access to all rooms within the property, a spacious lounge with bay window overlooks the front garden area, the lounge features a stone fireplace and ample room to accommodate living and dining furniture to be positioned within. The kitchen comprises of a large island kitchen fitted with an excellent range of both base and wall units, all appliances (white goods are to remain), there are two additional fitted / shelved cupboard storage areas within the kitchen, this kitchen window overlooks the rear of the property affording privacy. Leading off the hallway are the spacious Master Bedroom with double fitted wardrobes and an Ensuite Shower Room, also with access from the hallway is the ample sized 2nd Double Bedroom with window overlooking the rear garden affording privacy and a 3rd bedroom / dining room/study to the front of the property which also currently houses a utility cupboard for washing machine / tumble dryer. There is a main family bathroom with bath and over bath shower, pedestal sink with mirrored shelved wall unit and toilet, all bathroom fitments and tiling are white. The property is freshly decorated throughout and is in walk-in ready condition.

Location Rubislaw Den South is a wide tree lined street located in the west end of Aberdeen City, it is arguably one of the finest and most sought after addresses within Aberdeen, situated amongst a range of period residences the property affords easy access to business communities on Queens Road, Carden Place and Albyn Place and access to the ring road leading to Aberdeen Airport as well as areas both North and South of the City, It is positioned within easy reach of a selection of hotels, restaurants and cafes. The property is within the catchment area for Aberdeen's leading schools, ARI Foresterhill Hospital and offices at Hillhead of Rubislaw are also a short distance away.

The property benefits from security video entry, gas central heating and double glazing.

From Union Street travel towards Queens Road, continuing straight ahead on Queens Road until reaching the Queens Cross roundabout and then exit turning right into Forest Road, taking the first left exit from Forest Road onto Rubislaw Den South , the property is some distance along the

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Shared Garden

Council Tax Band: G

tree lined street and number 63a is on the lefthand side of the street and is identified by our for sale sign. There is visitor parking available to the rear of the property.

Full details

L Shaped Hallway: 5.10m x 1.30m (16’ 8’’ x 4’3’’) & 3.60m x 1.30m (11’9’’ x 4’3’’) approx.

Lounge: 5.10m x 5.20m (16’8’’ x 17’0’’) approx.

Kitchen: 5.10m x 3.00m (16’8’’ x 9’10’’) approx.

Master Bedroom: 4.20m x 3.40m (13’9’’ x 11’2’’) approx.

En-Suite: 2.00m x 1.80m (6’6 ‘’x 5’10’’) approx.

Bedroom 2: 3.70m x 3.30m (12’2’’ x 10’6’’) approx.

Bedroom 3 / Dining Room: 4.20m x 2.50m (13’9’’ x 8’3’’) approx.

Bathroom: 2.40m x 1.70m (7’10’’ x5’6’’) approx.

(Outside)

The property sits within a Conservation area, the Landscaped garden areas are communal and well maintained being factored by James Gibb, within the parking area there is a communal refuse collection bin store, bollard lighting within the cobbled parking area where there is allocated resident parking to the front whilst at the rear there is ample visitor parking, also at the rear of the property is a communal cycle store building, additional on street parking permits are available by application to Aberdeen City Council

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Shared Garden

Council Tax Band: G
































SPA









63A Rubislaw Den South



Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE