

**Flat B, 18 Pitmedden Crescent,  
Aberdeen, AB10 7HQ**

**Price Over  
£107,000**

ASPC ref : 343980

 2  1  1 49 m<sup>2</sup> EPC **D** Council Tax Band **B**



**Arrange a viewing**

Below Home Report Valuation

 **07801 973096**

 **01224-564636**

(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

399 Union Street (sales)  
Aberdeen  
AB11 6BX

**Email:**

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

**Website:**

<http://www.raeburns.co.uk>



Property features:



Parking

Enjoying a leafy outlook this ground floor two double bedroomed apartment with residents' parking lies within the ever popular Garthdee area of the city. Ideal as a first time purchase the subjects are within a 5 minute walk of the Robert Gordon's campus at Garthdee and offer light and airy accommodation due in part to the large windows and to the generous proportions of the rooms. Internal features include a welcoming hallway with built-in storage, a lovely lounge/dining room with twin windows to the front and this in turn gives access to the kitchen. To the rear lie two double bedrooms, one of which benefits from a deep built-in wardrobe and the bathroom completes the accommodation. Benefiting from double glazing and electric storage heating, with recently installed Radiant panel heaters to the bedrooms, the subjects have been recently refurbished including fresh décor, a refurbished kitchen and a recently fitted three piece suite to the bathroom and new flooring to most areas. This has created a property truly ready to move into with the minimum of inconvenience. Outside to the front and rear are grassed areas with mature trees and to the rear lies the residents' parking area. Early viewing is genuinely recommended.

Garthdee is a well established residential area situated within easy reach of the city centre. The area offers excellent local amenities

including recreational facilities and a wide range of shops at the Bridge of Dee Retail Park. The Robert Gordon's University Complex is also within easy reach and there is regular public transport nearby.

**Communal Hall** The communal hallways are neat and well maintained and protected by a security entry system. There are doors to both the front and rear giving access to the car park.

**Hall 12'0" x 3'5" [3.68m x 1.07m] approx.** An inviting hallway with fresh neutral décor and carpeting laid in early 2018. Attractive wooden doors with chrome handles lead to the accommodation and there is a deep built-in cupboard providing storage and hooks for outdoor wear. Wall mounted security entry telephone. Smoke alarm installed early 2018.

**Lounge/Dining Room 15'11" x 10'2" [4.85m x 3.12m] approx.** A comfortable lounge which again enjoys fresh neutral décor and co-ordinating carpeting fitted in February 2018. Twin windows to the front enjoy a pleasant outlook and afford great natural light to the room. There is ample space for soft furnishings and for a table and chairs. Contemporary copper central light fitting. TV aerial point. Recently fitted smoke alarm. Door to:

**Kitchen 9'11" x 7'3" [3.02m x 2.21m] approx.** Refurbished in early 2018 with new cabinet doors and drawers in 'Montana oak', there are co-ordinating worktops with splashback tiling and an inset stainless steel sink with newly fitted taps. A window enjoys a pleasant outlook to the front and the room has fresh tasteful décor and recently laid oak style vinyl flooring. The electric cooker and stainless steel effect upright fridge/freezer will remain along with the automatic washing machine. Further built-in cupboards house the hot water tank which was replaced in early 2018 and cold water feeder tank.

**Bedroom 1 9'8" x 8'7" [2.95m x 2.63m] approx.** Enjoying a pleasant leafy outlook to the rear this well proportioned double bedroom has neutral décor and co-ordinating carpeting. A wooden door gives access to a built-in walk-in wardrobe providing hanging and shelving storage. Radiant panel heater with eco active mode installed early 2018.

**Bedroom 2 9'8" x 8'9" [2.96m x 2.68m] approx.** Well proportioned, this second double bedroom again enjoys neutral décor and co-ordinating carpeting. There is ample space for free standing bedroom furniture. Radiant panel heater with eco active mode installed early 2018.

**Bathroom 7'3" x 5'6" [2.21m x 1.69m] approx.** Fitted with a white three piece suite in early 2018 comprising of a bath, pedestal wash hand basin and w.c. With fresh white décor to all walls complemented by recently laid oak style vinyl flooring, the current proprietor will also install a new electric shower for the successful purchaser. There is extensive tiling to the bath and where the shower area will be and an air extractor.

**Outside** To the front and rear there are areas of grass interspersed with mature trees and these are maintained under a residents' association for which a share of the cost is payable when applicable. There are rotary clothes dryers and an exclusive parking space and ample visitors' parking spaces.

**Notes** Double glazing. Electric storage heating with two Radiant panel heaters with eco active mode installed in early 2018 to the bedrooms. EPC=D. Security entry system. Refurbished in early 2018 to include fresh neutral décor, fitted floor coverings, replacement kitchen door and drawer fronts and three piece suite in the bathroom. Energy efficient light bulbs fitted throughout. Hot water cylinder upgraded in early 2018. All fitted floor coverings, blinds, light fittings, the cooker, upright fridge/freezer and automatic washing machine are included in the sale.

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<https://www.aspc.co.uk/search/property/343980/Flat-B--18-Pitmedden-Crescent/Aberdeen/>

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