

**58 Picktillum Place,**  
Aberdeen, AB25 3AW

**Price Over**  
**£98,500**

ASPC ref : 364620

 1  1  1 48 m<sup>2</sup> EPC  Council Tax Band 



**Arrange a viewing**

Below Home Report Valuation

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(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

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Property features:



In a popular modern development, this **one bedroomed ground floor flat** with exclusive parking space enjoys a light and airy atmosphere and generously proportioned rooms. Requiring a degree of modernisation, the subjects have been well maintained and comprise of a welcoming hallway with built-in storage, a lounge/dining room with pleasant outlook to the front and a good size dining kitchen with integrated appliances. The double bedroom has a built-in wardrobe and the centrally set bathroom completes the accommodation. The communal areas are protected by a security entry system, there is double glazing and a gas fired central heating combination boiler. The communal grounds are well maintained with shrubbery beds and areas of grass and the exclusive parking space is clearly numbered and visible from the property.

Picktillum Place lies within the Berryden area of the city. A number of local shops and amenities are within walking distance as are the Berryden and Kittybrewster shopping centres. Aberdeen University and the hospital complex at Foresterhill are both within easy travelling distance and regular public transport is readily available to these and many parts of the city. The city centre is some 5 minutes drive from the property.

**Communal Hall** The communal hallways are neat and well maintained under a factoring contract. The rear door gives access to the parking area. To the front there is a covered portico entrance, areas of grass and flowerbeds.

**Hall 13'1" x 5'1"** [3.99m x 1.56m] approx. A spacious hallway with neutral décor, wood laminate flooring, a track spotlight fitting and attractive hardwood doors and facia to the accommodation. A double sliding door gives access to a good sized built-in cupboard providing storage. Wall mounted security entry telephone.

**Lounge/Dining Room 16'1" x 14'7"** [4.93m x 4.45m] approx. Generously proportioned and with ample space for soft furnishings and a table and chairs as required. A window enjoys a pleasant outlook to the front and the room has neutral décor and two decorative ceiling light fittings.

**Dining Kitchen 15'0" x 6'11"** [4.58m x 2.12m] approx. at mid point. Fitted with a range of wall and base units incorporating a drawer unit, wood style worktops with splashback tiling and a 1.5 bowl sink with drainer and mixer tap. There is an integrated oven, four ring gas hob and above this an extractor hood. There is space for a fridge and plumbing for an automatic washing machine. The room has neutral décor, wood laminate flooring and twin windows overlooking the rear. The gas fired central heating combination boiler is located here. There is ample space for informal dining.

**Bedroom 12'8" x 9'5"** [3.88m x 2.88m] approx. With neutral décor and a window overlooking the front, this is a well proportioned double bedroom which has neutral décor. Excellent hanging and shelving storage is provided by the large built-in wardrobe which has mirrored bi-folding doors.

**Bathroom 7'8" x 6'4"** [2.35m x 1.95m] approx. Centrally set and fitted with a white suite comprising of a w.c with concealed cistern and wash hand basin built into a deep display sill with tiling below. There is a mirrored cabinet and wall mirror above with light and shaver point. The bath has a Mira mains thermostatic shower over, shower curtain and rail and there is extensive tiling to the shower area which continues to dado height throughout the room. With neutral décor and ceramic floor tiles, there is an air extractor.

**Outside** To the front, the communal gardens are laid to grass and there are deep well stocked shrubbery beds. Within the car parking area there are further shrubbery beds and the exclusive parking space is clearly numbered 58 and visible from the kitchen window.

#### Notes

Gas central heating. Double glazing. Communal security entry system. EPC=C. All fitted floor coverings, curtains, blinds, light fittings and integrated appliances are included in the sale.

A factor has been appointed for the upkeep of the internal and external communal areas for which a fee of approx. £38.00 per month is payable. This does not include a common buildings insurance policy but it may be possible for the new purchaser to enter into the communal buildings insurance policy which is place with the factor.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/364620/58-Picktillum-Place/Aberdeen/>

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