

**111b, Gray Street,
Aberdeen, AB10 6JJ**

**Price Over
£199,000**

ASPC ref : 369049

 3  2  1 93 m² EPC **F** Council Tax Band **E**



Arrange a viewing

Below Home Report Valuation

 **01224-564636**

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

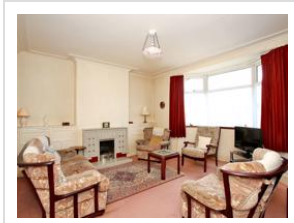
399 Union Street (sales)
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AB11 6BX

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Property features:



Located in a convenient and desirable location, close to amenities, public transport links and the Deeside Way for walks and bike rides, this self contained two public/three bed roomed ground floor flat offers a generous level of living accommodation with secluded garden. Upon entering, a spacious hallway leads to the well proportioned lounge with bay window to the front, bright and airy dining room enjoying a lovely outlook over the rear garden, and the modern kitchen which is accessed from the dining room and hallway. There are three double bedrooms, one of which benefits from a walk-in wardrobe and, finally, a bathroom completes the layout. Outside to the rear is the delightful enclosed garden and a low maintenance garden lies to the front. There is ample on-street parking. Early viewing is highly recommended to appreciate the good dimensions of this attractive property in a sought after location.

Broomhill Road enjoys easy access to many city centre amenities with Union Street Aberdeen's main thoroughfare only some 20 minutes walk from the property. Local shops and amenities are available on the door step as is regular public transport to many parts of the city including the Robert Gordon's Campus at Garthdee which is also within walking distance. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen airport and the hospital complex at Foresterhill.

Hallway A part glazed door enters into the spacious and welcoming hallway which is completed in neutral tones with complementing carpeting. There is a deep storage cupboard and traditional panelled inner doors lead to the accommodation.

Lounge 14'5" x 14'2" [4.45m x 4.33m] approx. The comfortable lounge with bay window to the front is tastefully presented in neutral tones with complementing carpeting. A nice focal point is the tiled fire surround housing an open fire with recesses either side with shelved cupboards.

Dining Room 13'6" x 11'9" [4.15m x 3.65m] approx. With a large bay window boasting lovely views over the enclosed rear garden, the well proportioned room has neutral décor and carpeting, and the good dimensions allow space for a range of free standing furniture. A door leads to the garden.

Kitchen 11'1" x 8'3" [3.39m x 2.56m] approx. The kitchen is fitted with a range of wall and base units edged with splashback tiling and topped with co-ordinating work surface incorporating electric hob with oven below and extractor above. There is a stainless steel sink with drainer and mixer tap in front of the window, fridge/freezer and washing machine. Entered from the hallway with a door leading onto the dining room.

Bedroom 1 13'7" x 13'1" [4.19m x 4.00m] approx. Generously proportioned double bedroom with bay window to the front, floral wallpaper and carpeting with ample floor space for a range of furniture.

Bedroom 2 12'3" x 9'3" [3.76m x 2.84m] approx. Second double bedroom with a peaceful rear aspect, neutral décor and carpeting. A walk-in wardrobe provides an excellent level of storage.

Bedroom 3 9'4" x 9'2" [2.87m x 2.83m] approx. The final double bedroom enjoys a pleasant aspect to the rear and has simple neutral décor with carpeting.

Bathroom 8'6" x 5'1" [2.65m x 1.58m] approx. The bathroom is fitted with a three piece suite comprising w.c., pedestal wash hand basin and bath. The room has splashback tiling in green tones and pink décor. There is an opaque window to the side.

Outside The delightful enclosed rear garden is mainly laid to grass with well stocked borders of evergreen and flowering shrubs, peach tree and seasonal flowers. There is a paved patio area with a rockery bed with shrubbery. Large storage shed and cellar. To the front lies a further area of garden with two sections of grass and evergreen shrubbery bound by a hedge with a central path and steps up to the main entrance.

Notes Electric heating. Double glazing. EPC=F. The property will be sold inclusive of all fitted floor coverings. The light fittings, curtains, blinds and appliances are not included in the sale. There is free on-street parking.

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

<https://www.aspc.co.uk/search/property/369049/111b--Gray-Street/Aberdeen/>

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