

# 15 Crathie Gardens West, Aberdeen, AB10 6BU

Price Over  
**£165,000**

**Under offer**

 **2**  **1**  **1**   **67 m<sup>2</sup>** EPC **C** Council Tax Band **E**



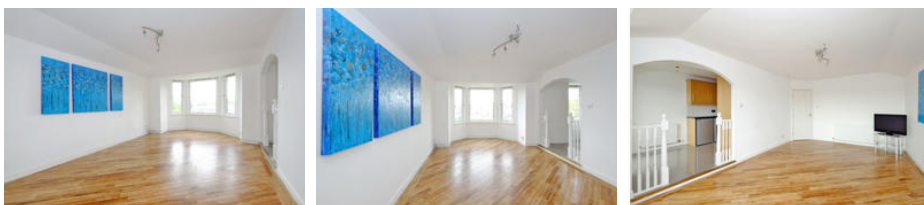
## Contact Solicitor

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## Features

## Description

Stylishly presented, well proportioned and in a popular residential area. These are just some of the many qualities of this two double bedroomed **top floor executive apartment** with exclusive parking space. Forming part of a small development, tucked away from through traffic the subjects have been well maintained throughout and benefit from full double glazing and gas fired central heating with a combination boiler installed in 2011. Internal features include a spacious and comfortable lounge with bay window which is on semi open plan/split level with the modern quality fitted comprehensively equipped dining kitchen. The lounge and kitchen enjoy a particularly light and airy atmosphere due to the southerly aspect. There are two great sized double bedrooms both benefiting from built-in wardrobes and the contemporary bathroom completes the accommodation of this appealing property. Outside, the communal gardens are landscaped and maintained under a factoring contract along with the stairwells. Adjacent to the property is an exclusive parking space. This is an appealing property of which internal inspection is genuinely recommended.

Crathie Gardens West lies to the south of Holburn Street, tucked away in a well established residential area. Ideally placed for the city centre which is within walking distance, a wide range of superstores and local shops are also within walking distance as is the Robert Gordon University Campus at Garthdee and the David Lloyds sports centre. Lovely walks can be enjoyed along the River Dee which is within striking distance as is Duthie Park with its renowned Winter Gardens. The subjects enjoy easy access to Anderson Drive, therefore to the main business centres to the north and south of the city. Regular public transport is readily available nearby.

**Communal Hall** The communal hallways are well presented, clean and tidy and maintained under a factoring contract. Protected by a security entry system, there is stairwell lighting and windows to the front drawing in natural light.

**Hall** This inviting hallway enjoys tasteful neutral décor complimented by quality co-ordinating carpeting. White panel effect doors give access to the accommodation and there is a deep built-in coat cupboard providing hanging and shelving storage. Smoke detector. Security entry telephone. A ceiling hatch gives access to the exclusive loft area which provides excellent storage.

**Lounge** 20'3" x 11'3" [6.19m x 3.44m] approx. into bay This is a generously proportioned and comfortable room which has a bay window to the front affording great natural light and enjoying a pleasant southerly outlook across the roof tops towards the River Dee. Tastefully decorated, the room boasts quality Amtico flooring and ceiling lie-ins add further character to the room. There is a track spotlight fitting operated on a dimmer and a step through a doorway with wooden balustrade gives access to:

**Dining Kitchen** 15'1" x 7'11" [4.61m x 2.41m] approx. into window This thoughtfully planned kitchen enjoys a great level of storage and a dining area adjacent to the window from which to enjoy the southerly aspect. The units are Shaker style 'oak' effect incorporating nickel rod handles, soft closing doors, pan drawers, carousel storage, dark contrasting worktops with quality splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. There is an integrated Neff double oven with grill, a gas hob and a concealed extractor hood with lighting. There is a free standing fridge and freezer and automatic washer dryer and these will remain. The combination gas fired central heating boiler is concealed within one of the units. The room is decorated in neutral tones, has ceiling downlighters and ceramic floor tiles.

**Bedroom 1** 10'9" x 10'7" [3.28m x 3.24m] approx. excluding door recess Well proportioned, this double bedroom is decorated in natural tones complimented by quality carpeting. A window enjoys a pleasant open leafy outlook to the rear and excellent storage is provided by the double built-in wardrobe with bi-folding mirrored doors.

**Bedroom 2** 10'6" x 8'2" [3.21m x 2.50m] approx. excluding large door recess This is a further good sized double bedroom which again has a window to the rear with pleasant outlook. Decorated in neutral tones with co-ordinating carpeting, there is a built-in wardrobe with white panel effect bi-folding doors and this provides good hanging and shelving storage.

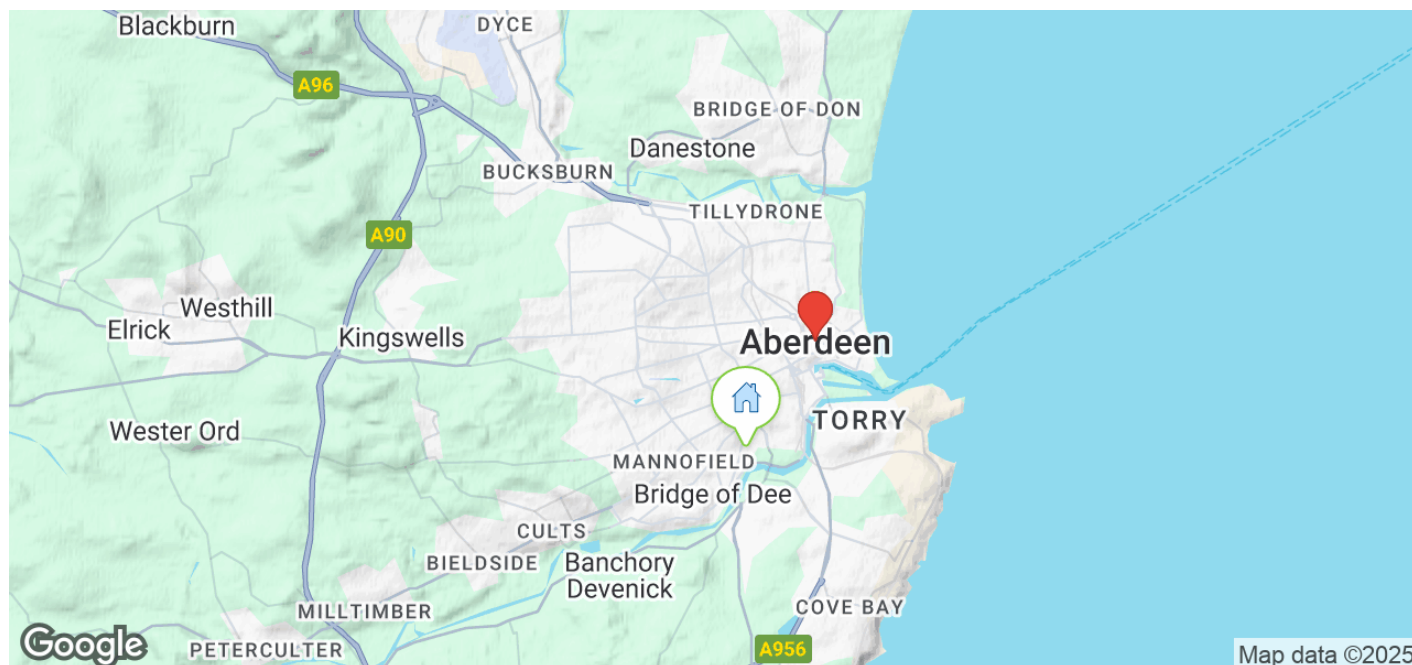
**Bathroom** 8'10" x 6'4" [2.68m x 1.92m] approx. This quality and contemporary bathroom is fitted with a bath, w.c. with concealed cistern and wash hand basin built into a deep display sill. There is a thermostatic mains shower over the bath with glazed shower screen. There is extensive quality tiling to all walls, cushioned tile effect co-ordinating vinyl flooring and ceiling downlighters operated on a dimmer switch. An opaque window to the side draws in natural light and the room benefits from a chrome heated towel rail. The mirrored cabinet and chrome fittings will remain. Air extractor.

**Outside** To the front of the property landscaped grounds are laid to grass bordered by shrubbery borders planted with a variety of Perris, Hydrangea and other plants providing good colour throughout

the year. There is a residents' bin store and to one side lies the residents' car park within which lies the exclusive parking space.

**Notes** Gas fired central heating with combination boiler installed in 2011. Full double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings and integrated kitchen appliances are included in the sale.

A factor has been appointed for the upkeep of the internal and external communal areas to which a monthly charge of approximately £40 is payable.



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