

DUTHIE WARD



SOLICITORS



6 WALLACEBRAE WYND, ABERDEEN SELF-CONTAINED MAISONETTE

Accommodation: Ground Floor: Entrance Vestibule, Lounge and Kitchen. First Floor: Hall, double Bedroom and Bathroom with shower. uPVC double glazing. Electric heating. All carpets, blinds, light fittings and other fittings included. Hob and oven included. Gardens to front, side and rear. Garden shed. Allocated parking space.

FIXED PRICE £115,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



Enjoying a peaceful position in the ever popular suburb of Danestone, this one Bedroom self-contained ground floor flat is freshly decorated in neutral tones and has laminated flooring and natural wood finishes in the Lounge and Kitchen, new fitted carpeting in the Entrance Vestibule, stairway and Bedroom and good storage including two built-in cupboards and built-in Bedroom wardrobe.

It is a bright and attractive property which is ready to move into and has the added benefit of an allocated private parking space directly in front of the property.

ENTRANCE VESTIBULE: 3'10 x 3'8 (1.2m x 1'1) Double glazed uPVC entrance door. Window to side. Natural wood finishes. Dado rail. Ceiling light. Fitted meter cupboard (new fuse box). New fitted carpet.

LOUNGE: 12'10 x 11'3 (3.9m x 3.4m) (Front Right) Doorway from Vestibule, doorway to Kitchen and two west facing uPVC double glazed windows with outlook to front garden. Natural wood finishes to windows, skirtings, facings and stairway. Smoke alarm. Ceiling light. TV aerial point. Seven power points. Storage heater. Wood effect laminated flooring.

FITTED KITCHEN: 12'9 x 5'3 (3.9m x 1.6m) (Front Left) Doorway from Lounge, west facing uPVC double glazed window to front. Fitted units to two walls.

Along window wall – worktop with stainless steel sink and base unit.

Along side wall – worktop with inset stainless steel four ring electric hob and new stainless steel double oven, base unit and appliance spaces and wall units.





Ceramic tiling between worktops and wall units. Corner shelf. Natural wood finishes. Ceiling light. Five power points. Roller blind. Floor vinyl.

Open tread carpeted stairway from Lounge to Upper Floor. Dado rail.

UPPER HALL: Panelled doors to Bedroom and Bathroom. Also panelled door to built-in airing cupboard with insulated hot water cylinder and fitted shelves. Also door to further built-in cupboard with five fitted shelves and hanging rail.

DOUBLE BEDROOM: 12'9 max x 10' (3.9m x 3.1m) (Front Right) With panelled door from Hall and windows to front and side. Built-in wardrobe with sliding mirror doors, shelf and hanging rail. Ceiling light. Three power points. Electric panel heater. New fitted carpet.

BATHROOM: 6'4 x 5'6 (1.9m x 1.7m) (Front Left) Panelled door from Hall and west facing uPVC double glazed window. Coloured three piece suite including bath with Mira shower and w.c. with concealed cistern. Ceramic tiling around bath and shower. Ceiling light. Fittings to remain. Large wall mirror. Deep sill at window. Electric towel radiator. Floor vinyl.



OUTSIDE: Front garden with conifer hedge and grass.
Side garden. Path and gate to rear garden.

Rear garden with pink granite chips and rotary clothes dryer. Garden shed (tools and contents included). Private parking space directly in front of the flat.



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