

## 4 Raeden Crescent, Aberdeen AB15 5WJ

#### Offers over £70,000

TWO BEDROOM GROUND FLOOR FLAT WITH SHARED DRYING ROOM, CLOSE TO ARI

# Stronachs

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#### Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM GROUND FLOOR FLAT WITH SHARED DRYING ROOM. Situated within walking distance of Aberdeen Royal Infirmary, the property benefits from security entry system, double glazing and electric heating. The accommodation comprises: Entrance Hall; Lounge with access to Kitchen; two Double Bedrooms; Box room; and Shower Room. There is a shared drying room at basement level and shared rotary clothes dryer in the communal grounds. Residents parking is available on a first come, first served basis.

Raeden Crescent lies north west of the city centre, within reach of all parts of the city and suburbs, by way of public transport, or by car along the main Anderson Drive trunk route. The property is particularly close to Mile End Primary School, Foresterhill Health Campus and Woodhill House, and is therefore ideally located for those wishing easy access to these particular sites. Local shops are nearby for day to day needs.

#### ENTRANCE HALL



Accessed via hardwood door to front, allowing access to the remaining accommodation. There is excellent storage within the airing cupboard, double cupboard and additional store. Electric heater with fretwork cover, ceiling light fitting, and security entry handset.

LOUNGE 18' 9" X 9' 8" (5.71M X 2.95M)



Spacious Lounge with picture window to front and additional window to side. Two ceiling light fittings, television and telephone points. Electric heater with fretwork cover. Part glazed door leads to the Kitchen.

#### KITCHEN 9' 3" X 9' 0" (2.82M X 2.74M)



The Kitchen has a window to front and is fitted with a range of wall and base units with complementing work surfaces and splashback. Inset sink and drainer below window. The white goods, namely cooker, fridge, freezer and dishwasher are to remain. Space for washing machine. Ceiling light fitting.

BEDROOM 1 15' 5" X 8' 9" (4.70M X 2.67M)



Double Bedroom with window to side, benefiting from double built-in wardrobe allowing excellent hanging and shelf storage, with mirrored sliding doors. Ceiling light fitting, electric heater and television point. Part glazed door to Hall.

#### BEDROOM 2 15' 5" X 8' 8" (4.70M X 2.64M)



Second Double Bedroom, again with window to side and benefiting from double built-in wardrobes allowing shelf and hanging storage, with mirrored sliding doors. Ceiling light fitting and television point.

#### BOX ROOM 5' 8" X 5' 2" (1.73M X 1.57M)



This versatile space has fitting shelving, ceiling light fitting and meter cupboard.

#### SHOWER ROOM 6' 5" X 6' 0" (1.96M X 1.83M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and shower cabinet. Ceiling light fitting, extractor fan and heated towel radiator.

#### EXTERNAL

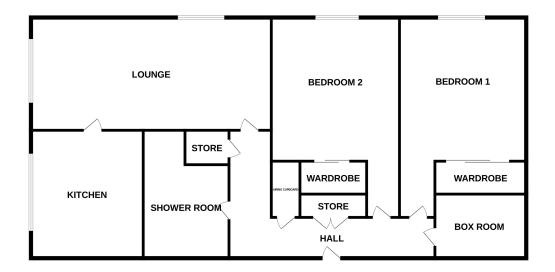


The property sits in communal garden grounds, with shared Drying Room in the basement and shared rotary clothes drier. There is also off street parking for residents.

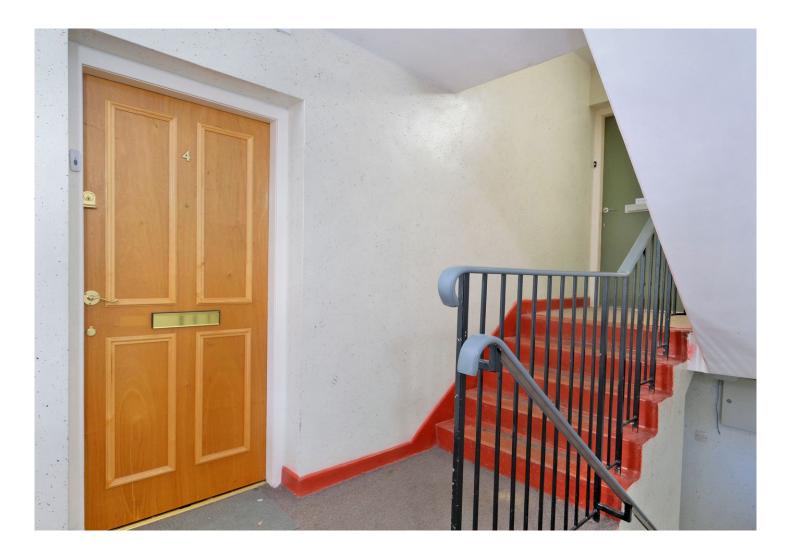
#### EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - B EPC BANDING - D **GROUND FLOOR** 



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their openability or efficiency can be given.



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