



1 Rattray Place, Aberdeen AB24 2TJ

Offers over £115,000

LOVELY TWO BEDROOM MID TERRACED HOME WITH GARDEN TO THE FRONT AND  
PARKING AVAILABLE

Stronachs

# 1 Rattray Place, Aberdeen AB24 2TJ

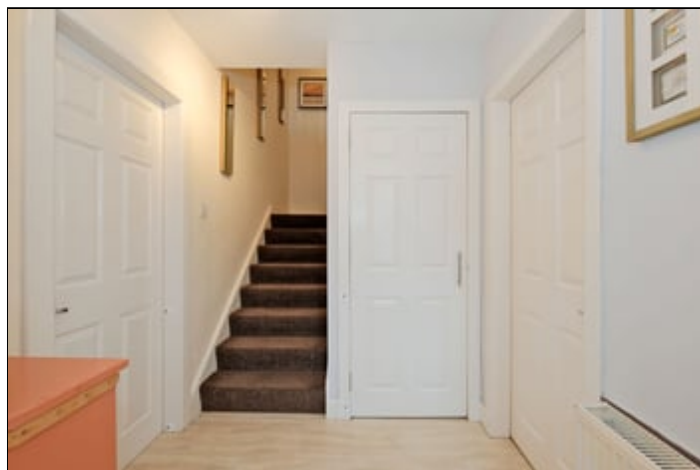
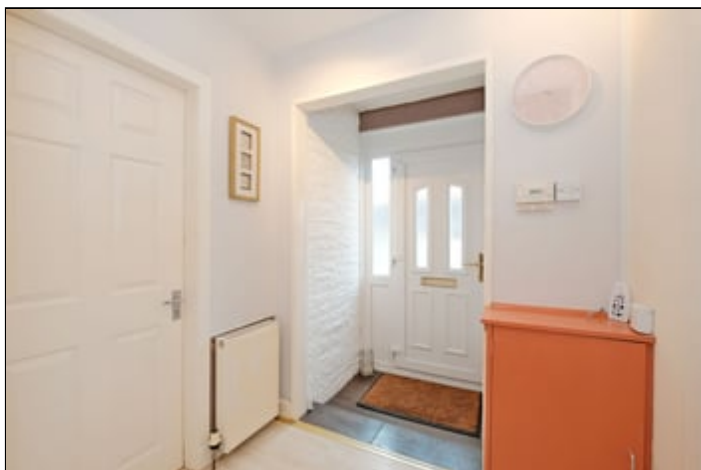
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this MID TERRACED TWO BEDROOM HOME. This property benefits from gas central heating and full double glazing. It is a great opportunity for a first time buyer or anyone with a small family having the new build Riverbank Primary School directly across the road. The accommodation comprises: Entrance Hall with great storage; Lounge; Kitchen; two generous Double Bedrooms; and Bathroom. There is on street parking with an opportunity to create a driveway on obtaining necessary planning permissions. Lovely easily maintained garden to the front.

Located within walking distance to many excellent local amenities including, supermarkets, pharmacies, butcher and University of Aberdeen. Also near by includes the retail park at Berryden Road, Seaton park and the River Don. Great access to public transport that will take you further into the city centre for a wider variety of choice.

## HALLWAY



Welcoming hallway entered via partly glazed upvc door to the front. This contains two spacious storage cupboards one of which includes the tumble dryer which is to remain. Central heating radiator, fuse board, ceiling light fitting and smoke alarm.



## LOUNGE 16' 4" X 11' 5" (4.98M X 3.48M)



Good sized lounge with picture window to the front allowing natural light to flood the room, there is space for a suite and dining. Ceiling light, central heating radiator and smoke alarm.

## KITCHEN 16' 9" X 6' 9" (5.11M X 2.06M)



Accessed via the Hallway, with window to the front allowing ample natural light, the Kitchen is fitted with a range of wall and base units with complimenting work surfaces and partially tiled splashback. The oven with extractor hood above, hob, fridge freezer are integrated and there is a washing machine which are all to remain. Inset sink and mixer, ceiling light, heated towel rail and smoke alarm.

## UPPER HALLWAY

Smoke alarm, ceiling light fitting and access hatch to loft where the gas heating boiler is situated which was fitted March 2025.

### BEDROOM 1 16' 5" X 11' 5" (5.00M X 3.48M)



Generous Double Bedroom neutrally decorated, with window to the side. Excellent space for free standing furniture. Two ceiling light fittings and central heating radiator.

### BEDROOM 2 14' 4" X 12' 1" (4.37M X 3.68M)



Spacious second Double Bedroom with window to the front looking out to the garden. Plenty of space for free standing furniture in addition to the three built in wardrobes that have great shelf and hanging storage. Ceiling light and central heating radiator.

### BATHROOM 9' 3" X 4' 9" (2.82M X 1.45M)



The Bathroom is partially tiled with an aqua-panelled shower area and fitted with a three piece suite comprising hand wash basin in vanity, toilet pedestal and walk in shower with glazed screen. Window to the front. Ceiling light fitting as well as wall light above the mirror, extractor fan and heated towel rail.

## EXTERNAL



Great sized garden to the front mainly grass with stone chips. Gaining access to the back via passage through the gate there is an exclusive drying area.

## EXTRAS

All carpets, blinds and light fittings are included in the sale together with the integrated appliances and white goods in the kitchen including the tumble dryer in the hallway cupboard.

COUNCIL TAX BAND - C

EPC BANDING - C

















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