



128 Raeden Crescent | Aberdeen | AB15 5WJ

Spacious Two Bedroom First Floor Flat

Offers Around £87,500

We offer for the sale this spacious two bedroom first floor flat with excellent storage space throughout. The property would benefit from a degree of modernisation throughout, but provides excellent potential.

The entry hall has five storage cupboards, one of which houses the hot water tank, with the largest housing a tumble dryer. From the hall, access is gained into to a bright, well proportioned lounge which has double aspect windows. Continuing from the lounge, the kitchen is fitted with a range of units and white goods.

There are two large double bedrooms both featuring built in wardrobes and to complete the home is a bathroom with three piece coloured suite with electric shower over the bath.

On the communal landing is a large shared drying room.

An allocated parking space is located within the residents car park.

**BELOW HOME REPORT VALUATION**

**ACCOMMODATION**

- Lounge  
19'0" x 10'2" (5.79m x 3.1m) approx.
- Kitchen  
9'6" x 9'3" (2.9m x 2.82m) approx.
- Bedroom  
15'8" x 9'2" (4.78m x 2.79m) approx.
- Bedroom  
15'8" x 9'2" (4.78m x 2.79m) approx.
- Bathroom  
8'8" x 6'2" (2.64m x 1.88m) approx.

Storage Heating

Double Glazing

Security Entry System

EPC Band C

To be included in the sale price are all carpets, curtains, light fittings and kitchen white goods.



**Hallway**



**Lounge**



**Lounge**



**Kitchen**



**Bedroom 1**



**Bedroom 1**

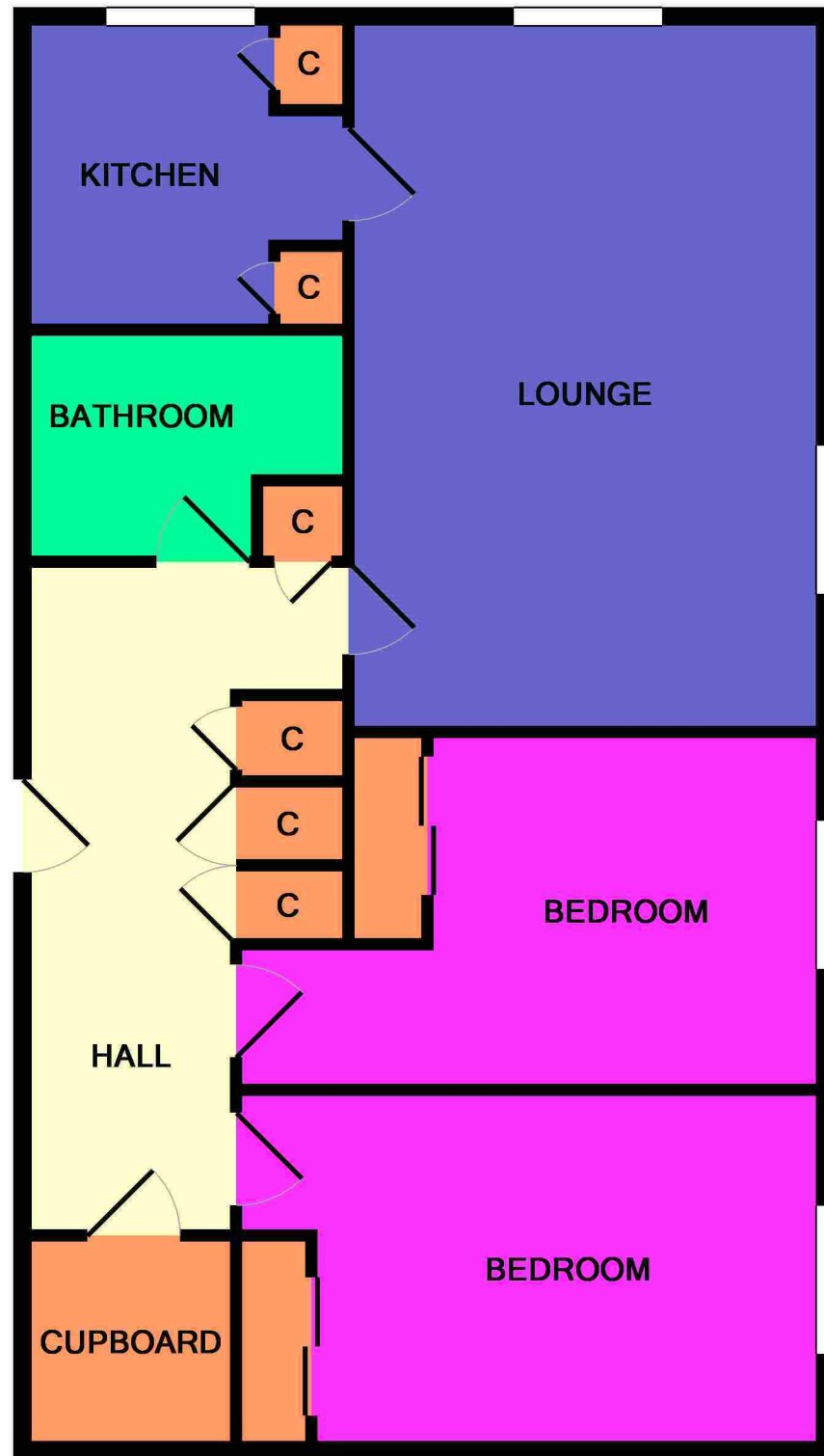




**Bedroom 2**



**Bathroom**



**Floorplan**

## Property location



## Directions

Travelling north along the main Aberdeen ring road, at the lights at the junction with the Lang Stracht turn right onto Westburn Road. Take the first right across the dual carriageway onto Raeden Crescent. No 128 is located in the first block to the left.

## Location

Raeden Crescent is ideally situated for Aberdeen Royal Hospital complex and the main Aberdeen ring road which provides easy commuting to both north and south of the city. There are a range of shops for everyday needs at both Summerhill and Rosemount.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.