




McEwan Fraser Legal

Solicitors & Estate Agents

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ASHGROVE, ABERDEEN, ABERDEENSHIRE, AB25 3AH



Castlegate, Girdleness Lighthouse, Aberdeen Harbour, Aberdeen Maritime Museum, Dornoch Firth towards Bonar Bridge, Harbour Control & Aberdeenshire Fields



ASHGROVE

ABERDEENSHIRE, AB25 3AH

Located in a popular residential area and ideally located for many arterial routes and accordingly, most parts of the city are easily accessible. It is a short distance to Aberdeen University and ideally placed for those working or studying at Aberdeen City Hospitals. Locally there is a wide range of local shops, including excellent retail

outlets at both Berryden and Kittybrewster.

The heart of Aberdeen city centre is approximately one and a half miles away, providing all the amenities one would expect with modern day city living, including a variety of pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities. The

property and area are well served with local shops and great local public transport facilities. With the city offering further excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness.

POPULAR RESIDENTIAL LOCATION MINUTES FROM CITY CENTRE



*M*cEwan Fraser Legal are delighted to offer for sale a fantastic opportunity to purchase an exceptionally spacious two bedroom first floor flat in the popular residential area of Ashgrove.

LOUNGE & KITCHEN

The present owners have recently upgraded the property with a part redecoration, kitchen refurbishment and immaculate new floor coverings.

With its fantastic central location this property would suite a professional couple, a young family or a fantastic buy-to-let investment. Early viewing is highly recommended.

The internal accommodation consists of a bright communal stairway, internal hallway leading to all accommodation, spacious lounge, part integrated dining kitchen, a converted balcony to form a spacious utility room, master bedroom with fitted wardrobes, a further double bedroom and family shower room.

Externally there is a communal garden sub divided with drying area laid mostly to lawn with some seasonal shrubs and plants. On-street parking is also available.

This spacious well presented property further benefits from a secure entry system, gas central heating and double glazing throughout.

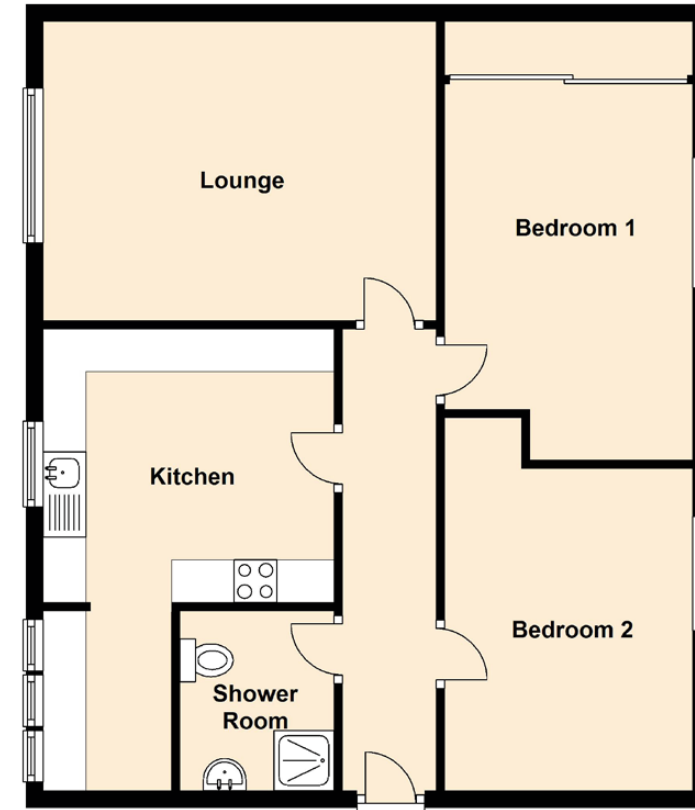




BEDROOMS & SHOWEROOM



SPECIFICATIONS & MAP



Approximate Dimensions
(Taken from the widest point)

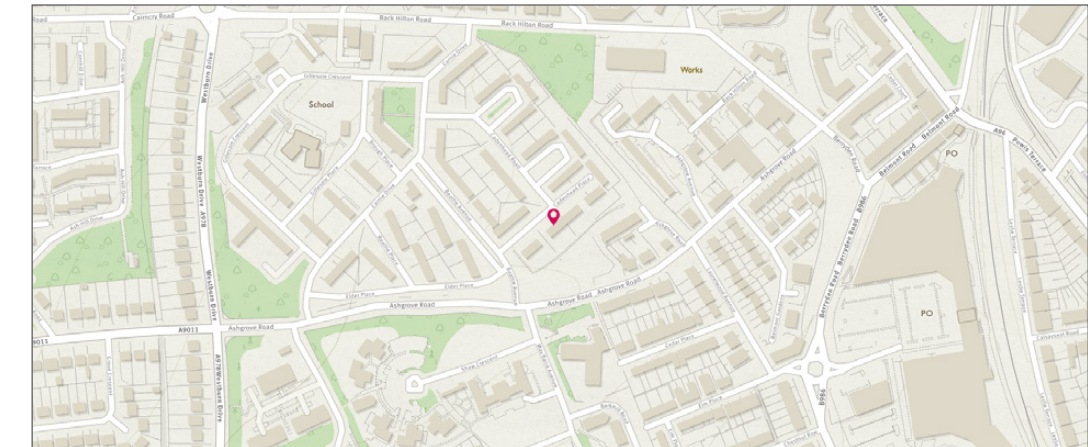
Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	4.50m (14'9") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²) - 70 m²

EPC Rating - D

Extras
(Included in the sale)

The property will be sold inclusive of all fitted carpets, floor coverings, blinds and light fittings together with the integrated kitchen appliances. Other soft furnishings, furniture and electrical items are available by separate negotiation.



TWO BEDROOM FIRST FLOOR FLAT

Image credit: <https://www.dunelmurphy.co.uk/omaps/>

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer