




McEwan Fraser Legal
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24 Dubford Park

ABERDEEN, AB23 8GH

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The property is conveniently located for easy access to Bridge of Don and Dyce industrial estates and the city centre is readily accessible.

Bridge of Don enjoys extensive open park and landscaped areas with a multitude of outdoor activities and pursuits available close by. Locally there is a fantastic range of community facilities including children's nurseries, a highly regarded primary school and secondary school. There are excellent shopping facilities in and around the area, including a substantial superstore and a variety of local shops and amenities. The property would also be ideal for those working at the office and industrial complexes situated in Bridge of Don, Kingswells or Dyce.

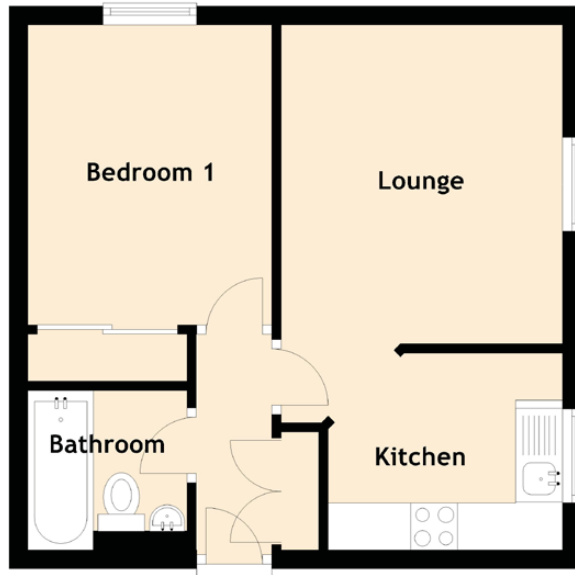
Aberdeen provides all that one would expect from modern day city living. There is a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres, cinemas, festivals and cultural activities to enjoy. You also have superb recreational and leisure facilities and an award-winning beach, all within easy reach. An added bonus is the proximity to the surrounding countryside including the Cairngorms National Park and access to outdoor pursuits including ski-ing at Glenshee and The Lecht. The city also offers excellent bus and rail services with national and international flights being provided from Aberdeen International Airport at Dyce. The main East Coast Rail network operates from Aberdeen providing a link to the central belt.

Dubford Park sits in an ideal location within easy reach of Bridge of Don and Dyce, forming part of a small development. The property is tucked away in a quiet corner of the development enjoying the modern comforts of double glazing and a security entry system. The flat is freshly decorated with a neutral colour scheme throughout. The kitchen and bathroom are decorated in a modern style with the bathroom benefitting from a bath and electric shower. The property has good storage accommodation with a large cupboard in the entrance hallway and built in wardrobes in the double bedroom. Plenty of parking is available within the development.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.00m (9'10")
Kitchen	2.50m (8'2") x 2.10m (6'11")
Bedroom 1	3.20m (10'6") x 2.60m (8'6")
Bathroom	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m²): 33m²

EPC Rating: C

Extras (Included in the sale): Double glazing and heating by portable electric heaters.

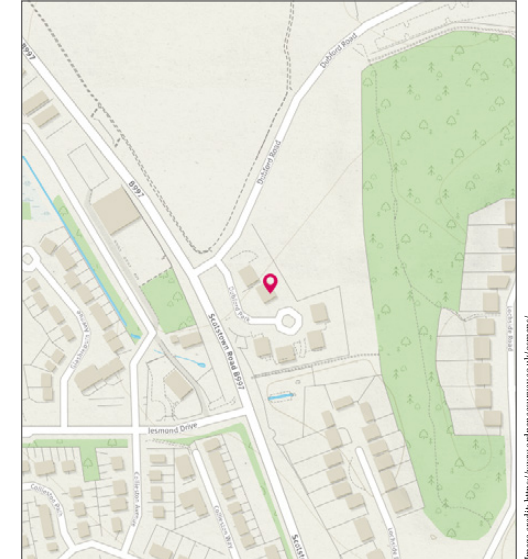


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