




McEwan Fraser Legal
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104 Shaw Crescent
ABERDEEN, AB25 3BU

ABERDEEN



Shaw Crescent forms part of a popular residential development at Elmhill which is situated in a lovely pleasant mature wooded setting adjacent to the Victoria and Westburn parks. This exceptional development is also situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. It is within walking distance of Aberdeen University approximately one mile away and for those working and/or studying at Aberdeen city hospitals. Locally a wide range of local shops, including excellent retail outlets at both Berryden and Kitty Brewster.

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 services and with national & international flights being provide 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.



LOUNGE & KITCHEN



Forming part of a much sought after modern development built by Stewart Milne Homes, one of Scotland's foremost developers, a fantastic opportunity to purchase an exceptionally spacious two bedroom executive ground floor apartment. This spacious well presented property has been maintained to an impeccable standard. The flat itself boasts many features, immaculate fresh neutral décor throughout, fully fitted integrated dining/kitchen, spacious lounge with doors overlooking the landscaped private communal gardens. The property further benefits from a security entry system and access is via a separate hallway serving one other property with gas central heating and double glazing throughout.



The internal accommodation comprises of a bright lounge, well appointed fitted dining/kitchen with various integrated appliances, good sized master bedroom, further double bedroom and a beautifully appointed bathroom fitted with shower over bath. With its fantastic central location this property would suite a professional couple or a fantastic Buy-To-Let investment. Early viewing is a must and is highly recommended.

Externally in the landscaped grounds there is ample car parking for residents/visitors and a shared secured bin and bike shed/store. The property is maintained by way of a factoring arrangement which includes buildings insurance.

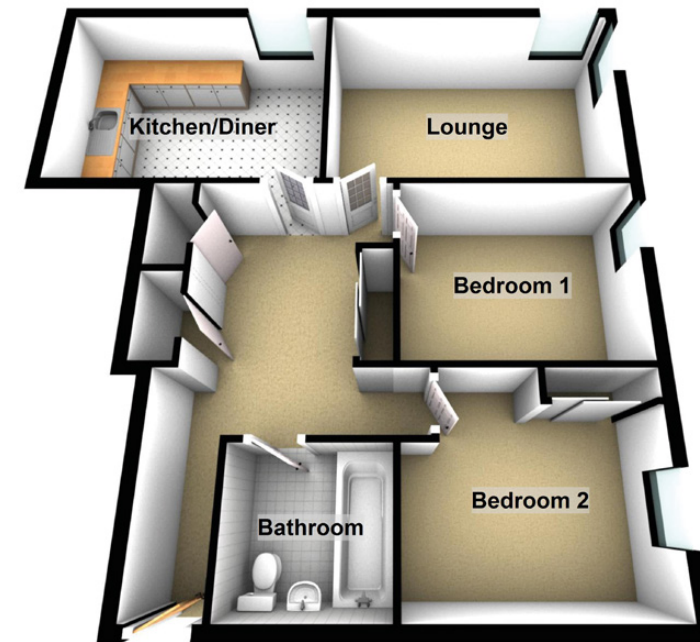
BEDROOMS



BATHROOM



FLOOR PLAN • DIMENSIONS • PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.57m (15') x 3.11m (10'2")
Kitchen/Diner	4.21m (13'10") x 3.11m (10'2")
Bedroom 1	3.46m (11'4") x 2.75m (9')
Bedroom 2	3.46m (11'4") x 3.10m (10'2")
Bathroom	2.14m (7') x 2.03m (6'8")

Gross internal floor area (m²) - 65 m²

EPC Rating - C

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.

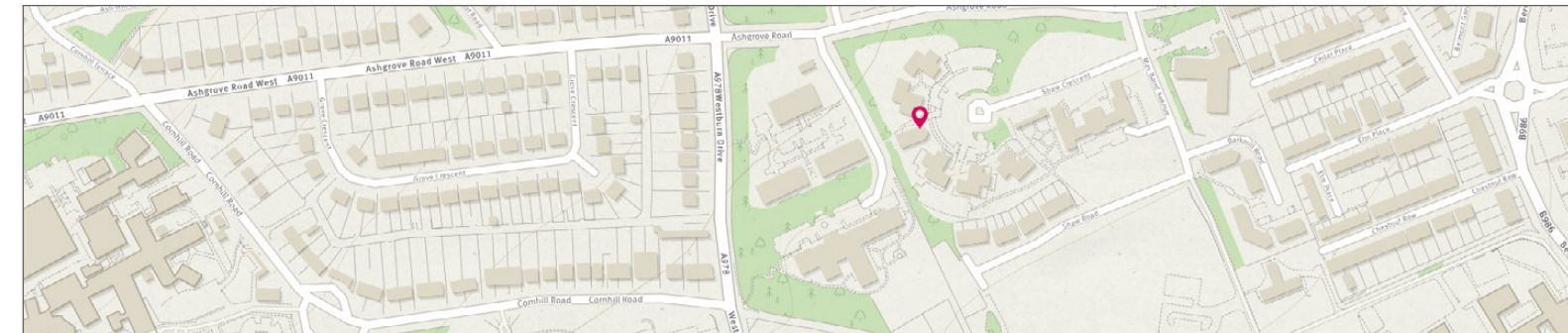


Image credit: <https://www.odinaxsurvey.co.uk/omaps/>



Royal Dornoch Golf Club | Macduff Harbour | Marischal College

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Part
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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
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 Designer