



26 MYRTLE TERRACE

PORTLETHEN, ABERDEEN, ABERDEENSHIRE, AB12 4SZ

The suburb of Portlethen boasts a wide range of amenities, including three primary schools and a well respected modern secondary school, a health centre, dentists, vets, public houses, a variety of convenience stores serving everyday needs and a range of larger stores including a Homebase store and an ASDA superstore. Recreational facilities include a bowling green, swimming pool, and a challenging eighteen-hole golf course. The tranquil, picturesque coastal villages of Downies and Old Portlethen are a short distance to the east of this property where there is pedestrian access onto the shoreline.

Aberdeen city approximately six miles to the north and is easily commutable and is well served by regular local transport links from Portlethen by train and bus making it particularly convenient for those commuting by car to the commercial areas of Tullos and Altens.

Aberdeen provides all that one would expect from a modern city including a multitude of shopping malls, restaurants, theatres and a multitude of activities for the outdoor enthusiast.

Further afield is the Aberdeen international airport offering both national and international flights.

McEwan Fraser Legal are delighted to offer this beautifully presented one bedroom ground floor flat, located in a quiet residential cul-de-sac.

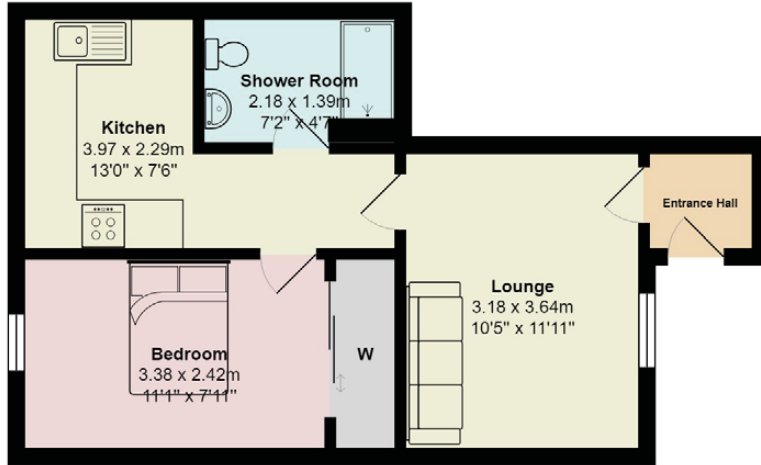
The accommodation comprises of a front vestibule leading into the spacious lounge. The kitchen is fitted with wall, base units and integrated appliances. The double bedroom benefits from fitted wardrobes. The shower room consists of a shower enclosure, WC and basin.

Externally the property benefits from a private rear garden area with shed and drying green. Off-street parking is also provided by an allocated parking space.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.



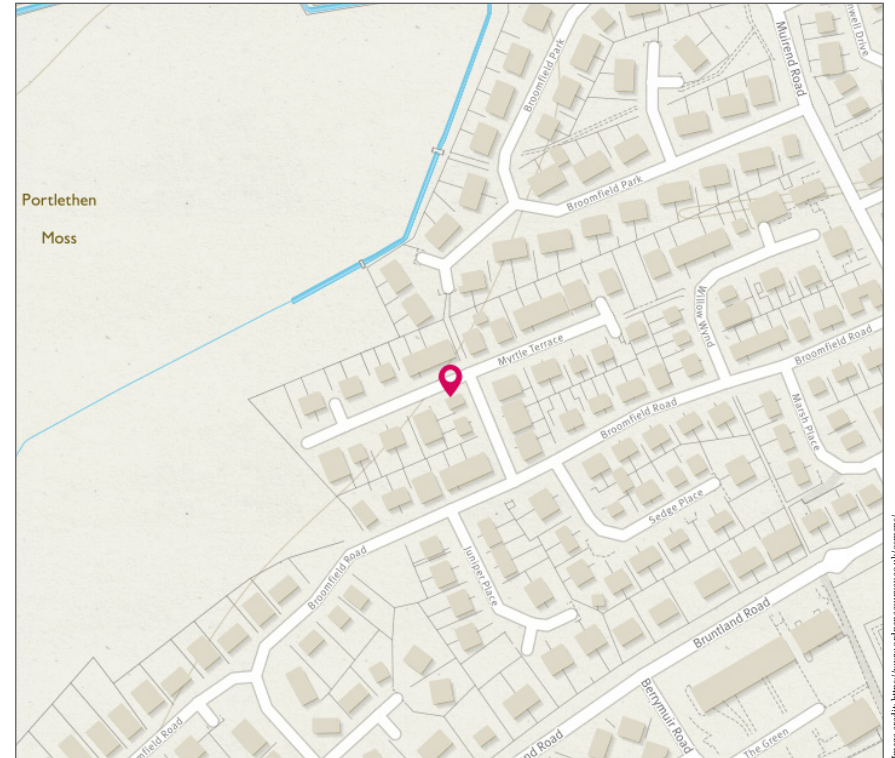
SPECIFICATIONS



Approximate Dimensions are taken from the widest point.

Gross internal floor area (m²): 33m² | EPC Rating: D

Extras (Included in the sale): All blinds, light fittings, floor coverings and integrated appliances. Furniture may be considered by separate negotiation.



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Text and description
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