




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Millside Terrace

PETERCULTER, ABERDEENSHIRE, AB14 0WB

8 MILLSIDE TERRACE

FIRST FLOOR APARTMENT
TWO BEDROOM IN POPULAR
RESIDENTIAL AREA

8 Millside Terrace, Peterculter is a fantastic popular suburb within easy commuting distance to Aberdeen and the city centre approximately seven miles to the east. Peterculter and the local area are well served by a wide range of amenities including a variety of shops, banks, Post Office, library and NHS medical facilities. Pre-school, primary and secondary schooling are well represented in the area with fantastic local and regular transport links, locally there are also good recreational activities available, including Peterculter golf course.

North Deeside Road is also the gateway to Royal Deeside with its many attractions and pursuits including, golfing, ski-ing and hill walking. Aberdeen provides all the amenities one would expect with modern day city living, including a multitude of pubs, clubs restaurants and superb educational and recreational facilities. There are fantastic shopping malls, theatres and cinemas to be enjoyed. With the city offering further excellent bus and rail service with national and international flights being provide from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to

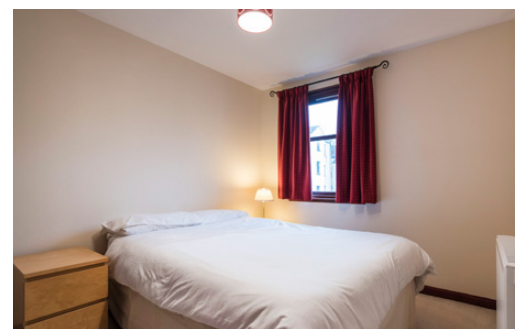
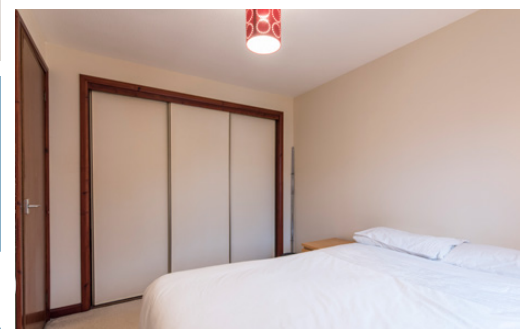
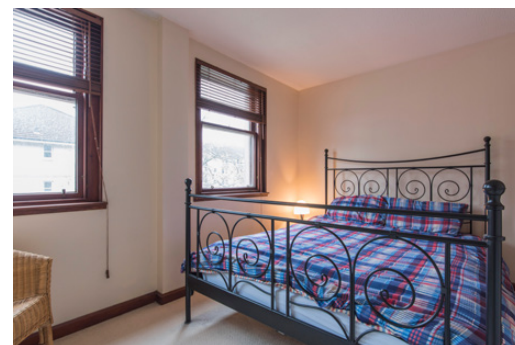
the central belt, the south and beyond, and west to the city of Inverness.

Forming part of a much sought after modern development on the west side of Peterculter a fantastic opportunity to purchase an exceptionally spacious two bedroom first floor apartment. This spacious well presented property has been maintained to a high standard boasting many features, fresh neutral décor with wooden framed double glazed windows and gas central heating throughout.

8 Millside Terrace also enjoys the conveniences of a security entry system, residents and visitor car parking.

With its fantastic location this property would suite a professional couple or a fantastic Buy-To-Let investment. Early viewing is highly recommended.

The accommodation comprises of entrance hall, spacious and bright lounge, partial integrated kitchen, two generous double bedrooms and family bathroom with power shower over the bath. In addition there are ample storage cupboards throughout.

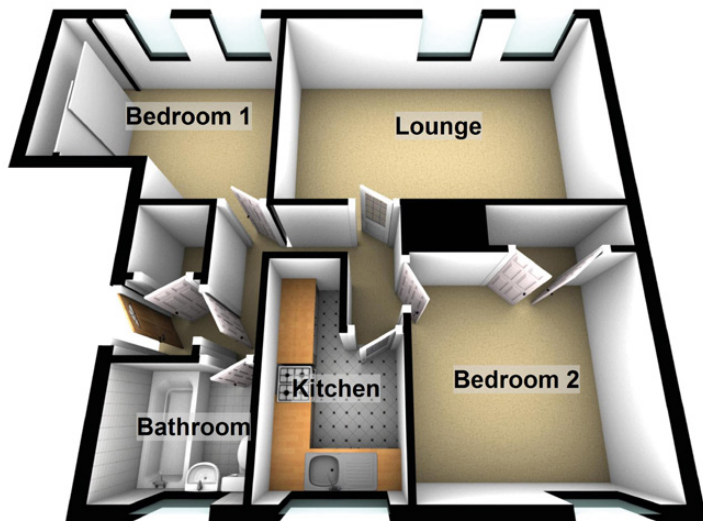


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”



Approximate Dimensions - (Taken from the widest point)

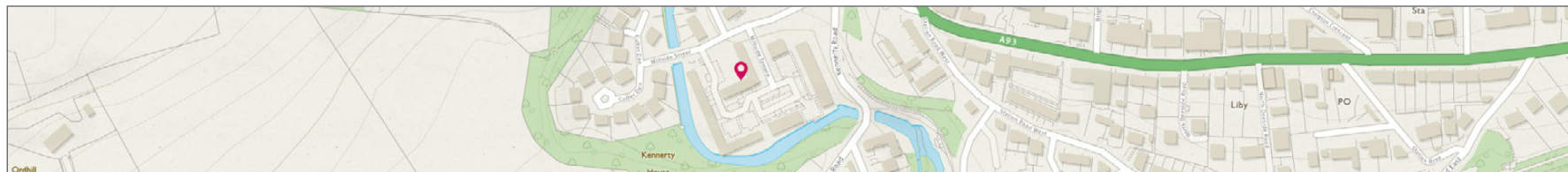
Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen	3.00m (9'10") x 1.80m (5'11")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²) - 61m²

EPC Rating - C

Extras - (Included in the sale)

The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances.



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Part
Exchange
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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
BEN DAYKIN
Designer

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