



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**Flat 1 - 30A Regent Quay**

ABERDEENSHIRE, AB11 5AH

# Flat 1 - 30 A Regent Quay

An excellent buy to let investment in a popular area of Aberdeen

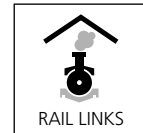
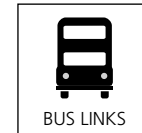


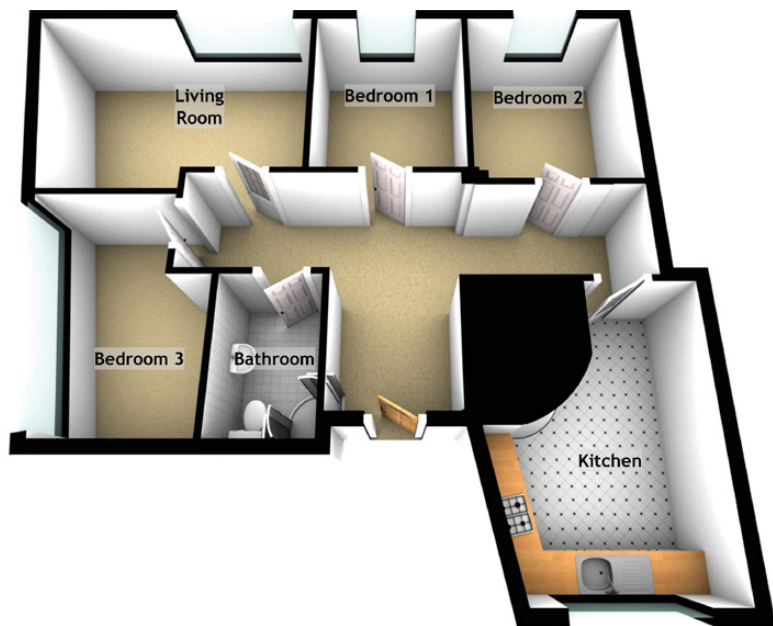
Regent Quay is situated within walking distance of a large range of shops, bars, restaurants and recreational amenities on Union Street. Easy access is available to all parts of the city from Union Street.

The city offers excellent bus and rail service with National and International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to central belt to the South and beyond.

The location is within easy walking distance to the railway station and would be an excellent base for oil industry workers or student accommodation.

The flat overlooks the bustling Aberdeen Harbour, it has a current HMO licence and has operated successfully for a number of years. The accommodation comprises of an entrance hall, generous lounge, kitchen with ample base and wall units, three bedrooms and a three piece shower room. An opportunity for an excellent return on your investment or for city centre living.





Approximate Dimensions  
(Taken from the widest point)

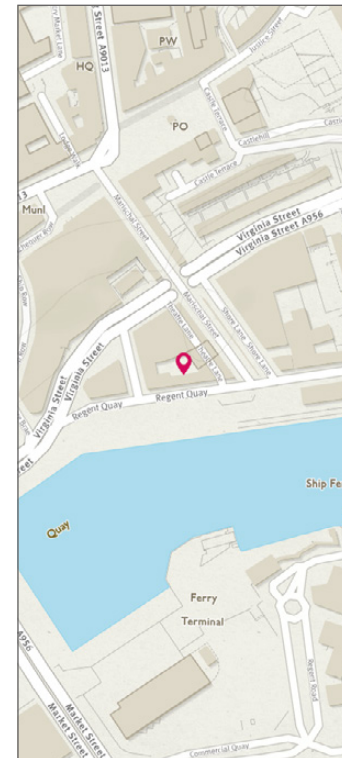
Living Room	4.42m (14'6") x 3.17m (10'5")
Kitchen	4.05m (13'3") x 2.18m (7'2")
Bedroom 1	2.81m (9'3") x 2.35m (7'9")
Bedroom 2	3.00m (9'10") x 2.49m (8'2")
Bedroom 3	3.07m (10'1") x 2.14m (7')
Bathroom	2.24m (7'4") x 1.43m (4'8")

Gross internal floor area (m<sup>2</sup>) - 60m<sup>2</sup>

EPC Rating - E

Extras  
(Included in the sale)

Floor coverings, curtains and blinds where applicable. Security entrance system. HMO license.



  
Solicitors & Estate Agents

Part  
Exchange  
Available



Text and description  
**ANDREW REID**  
Surveyor



Layout graphics and design  
**BEN DAYKIN**  
Designer