




McEwan Fraser Legal

Solicitors & Estate Agents

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THIRD FLOOR LEFT, 18 ALBYN GROVE

ABERDEEN, AB10 6SQ

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Situated in a sought after west end city location is this deceptively spacious one bedroom third floor flat. Albyn Grove is an attractive tree lined street in the heart of the city with local amenities including a newsagents, chemist and takeaway restaurants within striking distance. The City Centre with its wealth of amenities and recreational facilities are only a brisk five minutes' walk from the property, providing all the amenities that one would expect with modern-day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities. The property is also ideally located for both the student and the professional employee and allows easy access to all arterial routes including Anderson Drive. Therefore the business centres to the north and south of the city, the hospital complex at Foresterhill, The Robert Gordon Campus at Garthdee, Aberdeen University are all within easy commuting distance. The property and area are well served by regular public transport facilities. The city offers excellent bus and rail Service, with national & international flights being provided from Dyce Airport.

18 Albyn Grove is a deceptively spacious One Bedroom third floor flat situated in a desirable location and forms part of an exceptionally well maintained traditional granite building which is protected by a secure entry system. The communal hallways are well maintained.

The property is presented in a stylish neutral palette and offers well proportioned versatile living accommodation which is ready to move into. Further benefiting from full double glazing and gas central heating. There is a welcoming hallway leading on to all further accommodation, a spacious centrally fitted modern shower room, large lounge with striking feature fireplace and bay window, kitchen with small breakfast bar, wall and floor mounted storage units and an integrated electric hob with oven and extractor fan. There is a spacious double bedroom with plenty of room for free standing furniture.

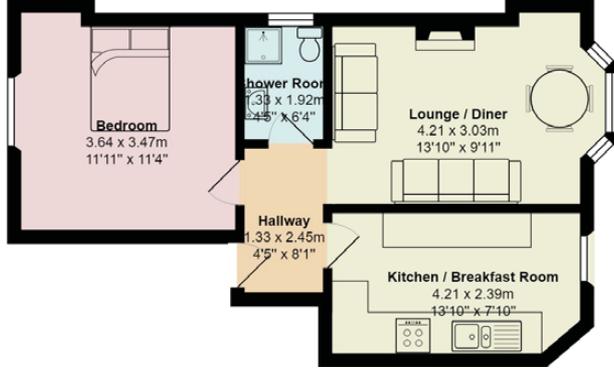
With its desirable location, this quality flat has much to offer the discerning buyer and early viewing is highly recommended.

Externally to the rear, there is a minimal maintenance shared garden area with washing line. Also accessed via Albyn lane there is a fully enclosed garage for off street secure parking.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

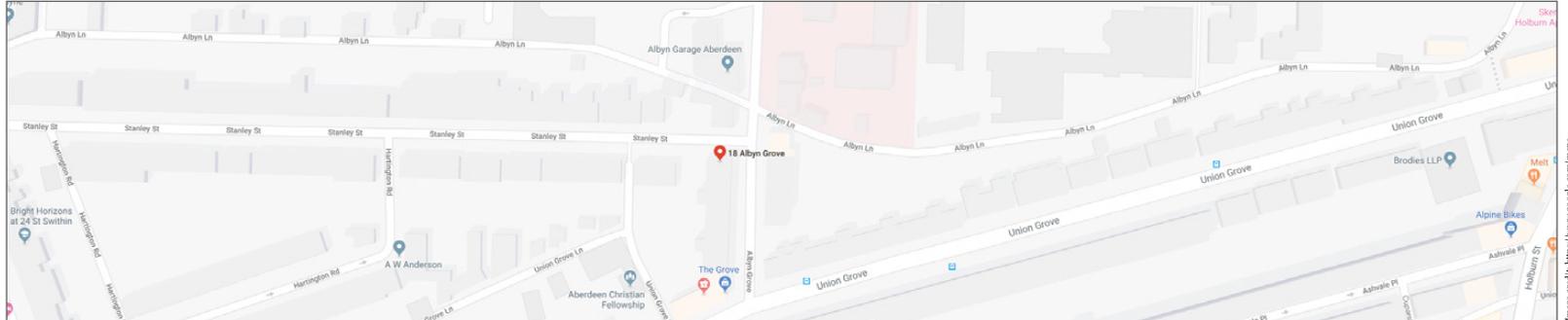


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.21m (13'10") x 3.03m (9'11")
Kitchen/Breakfast Room	4.21m (13'10") x 2.39m (7'10")
Bedroom	3.64m (11'11") x 3.47m (11'4")
Bathroom	1.33m (4'5") x 1.92m (6'4")

Gross internal floor area (m²): 49m² | EPC Rating: D

Extras (Included in the Sale) : All light fittings, floor fittings, curtains and blinds are to be included in the sale. Any other item may be made at separate negotiation. Single garage accessed via Albyn Lane.



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