




McEwan Fraser Legal
Solicitors & Estate Agents
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57 Sunnyside Road

ABERDEEN, AB24 3LX

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This superb property is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its fantastic location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of shops, restaurants, theatres, cinemas, pubs and clubs. These can be enjoyed along with the superb educational and recreational facilities.

The property and area are well served by local shops and great local public transport facilities. With the city offering further excellent bus and rail service. National and international flights are provided from Dyce Airport. With 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. The property is also ideally located for both the student and the professional employee with both, the University of Aberdeen at Old Aberdeen and Foresterhill Hospital being a short distance from the property.

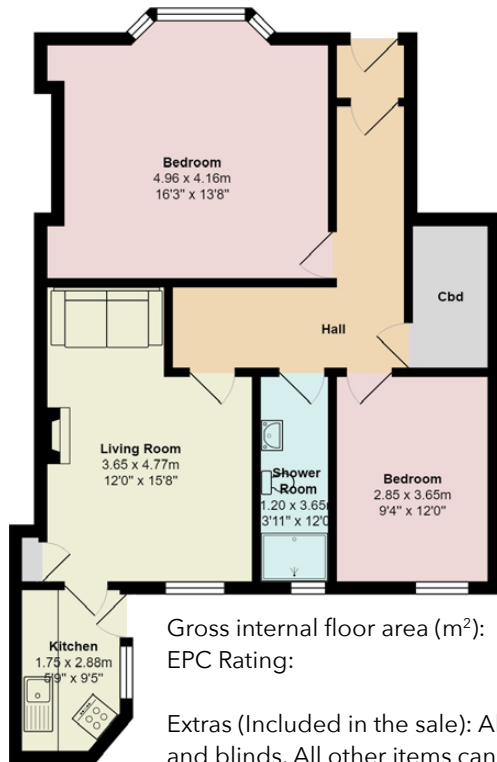
Sunnyside Road is a great two bedroom self-contained ground floor flat located in a perfect location. This property would be ideal for a young family or a buy-to-let investor with both a fantastic primary school and the University of Aberdeen right on the doorstep. The city centre is only a few minutes walk away and the beach can also be found only five minutes drive away.

Presented in neutral tones, the property effortlessly offers contemporary styling, this well-proportioned accommodation is in move-in condition. Enjoying the benefit of gas central heating and double glazed windows, the accommodation consists of a vestibule, a hallway, shower room, kitchen, lounge and two double bedrooms. Early viewing of this immaculate property is highly recommended.

A gated private garden to the front of the property provides access to the house. The spacious entrance vestibule leads you through to the hallway, to the right lies the main bedroom with the big bay window and high ceilings. A spacious under stair cupboard provides plenty of storage. The second bedroom sits to the back of the property and would comfortably fit a double bed. The bright shower room has matching two-piece white toilet and sink. The living room has a feature fireplace and a storage cupboard, there is plenty of space to hold a suite and a separate dining table and finally completing the accommodation the kitchen which provides private access to the garden. The kitchen comes with all white goods.

To the rear of the property, there is a laid to lawn back garden with two storage sheds and secure access to the side street.

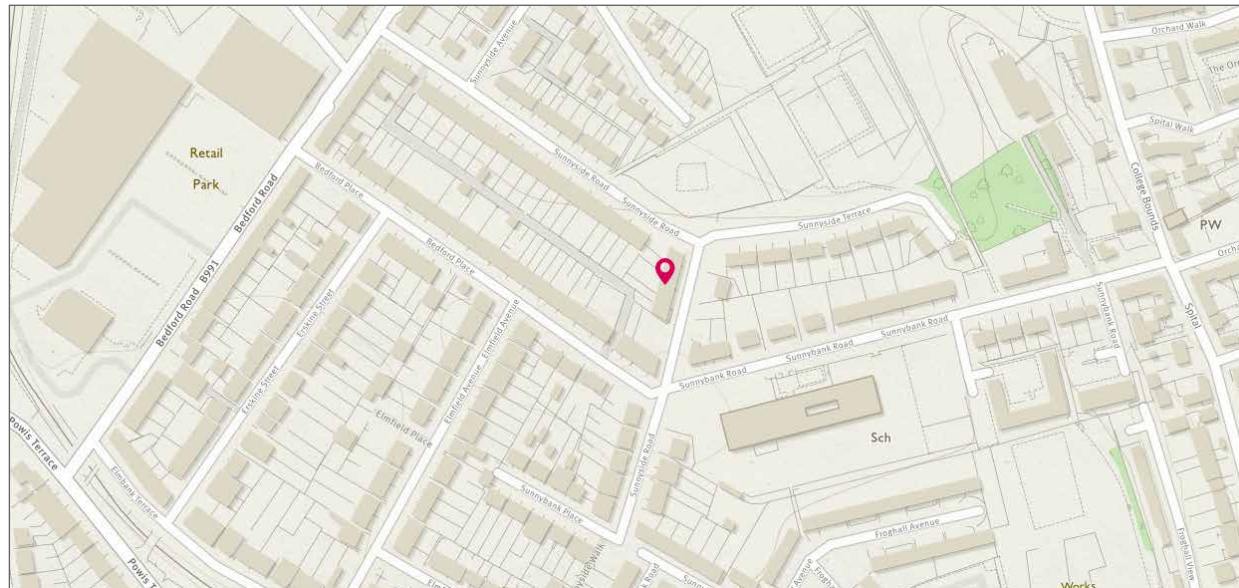




Gross internal floor area (m²):
EPC Rating:

70m²
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Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. All other items can be made at a separate negotiation.



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