



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**14 Charles Street**  
ABERDEEN, ABERDEENSHIRE, AB25 3TU





# 14 CHARLES STREET

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## Location

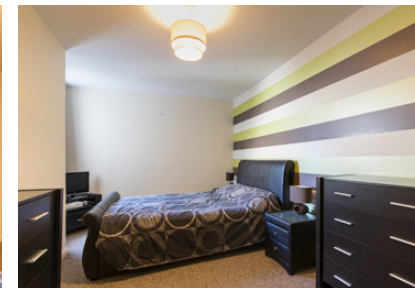
With its sought after location, Charles Street is situated in a very popular residential area, ten minutes from the city centre, close to the beach and close to many arterial routes and accordingly most parts of the city are easily accessible.

Locally you are well served by excellent schools, specialist and convenience shops. The property is 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 pubs, clubs, restaurants, and superb educational and recreational facilities. The area is well served by local public transport facilities, with the city offering further excellent bus and rail service and national & international flights being provided from Dyce Airport. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Foresterhill Hospital complex easily accessible.

## Property

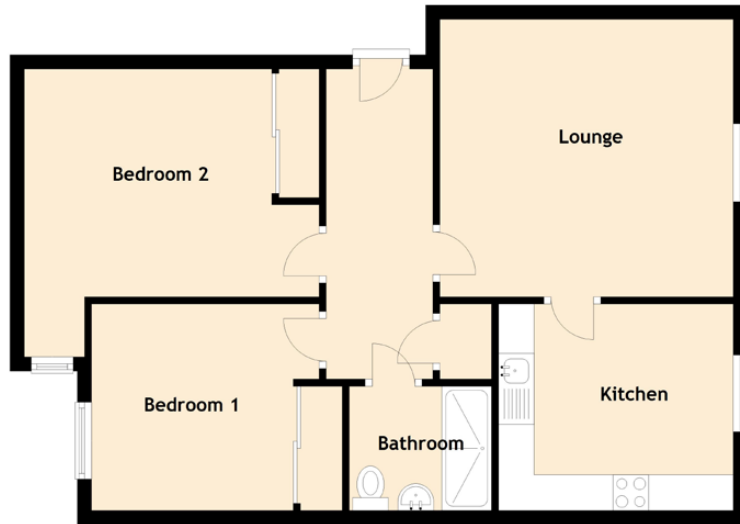
Number 14 Charles Street is presented to the market in a walk-in condition, this first floor flat has been decorated in a fresh neutral tone. The property is protected by a security entry system leading to the entrance hall and well kept traditional communal stairway which has been well looked after. This two bed flat offers generous sized accommodation throughout and gas central heating and double glazing windows. With its fantastic central location, this property is a must view and would be a superb purchase either for students, the young professional or it would also be a great Buy-to-Let investment. Early viewing is highly recommended.

The property comprises of internal hallway with a telephone for security door locking system and good sized storage cupboard, the hallway leads to all other rooms, well proportioned bright airy lounge, generously sized kitchen with a range of base and wall units with coordinating work surfaces, integrated electric hob with oven below and extractor above. Two bright double bedrooms both of which include fitted double wardrobes with mirrored sliding doors and finally completing the accommodation a shower room with double walk-in shower off the mains. The entrance hall, staircases and communal courtyard are well lit and maintained in excellent order in terms of a formal factoring arrangement. There is a back door leading from the internal stairwell into the communal car park and courtyard where a designated parking space is allocated to each property. The secure car park is accessed from Charles Street via a remote controlled electrically operated gate with security camera system. There are two parking discs per property allowing visitor parking in the designated visitor parking area at the far end of the complex. A secure bicycle store is located in the courtyard.



# SPECIFICATIONS

## FLOOR PLAN & LOCATION



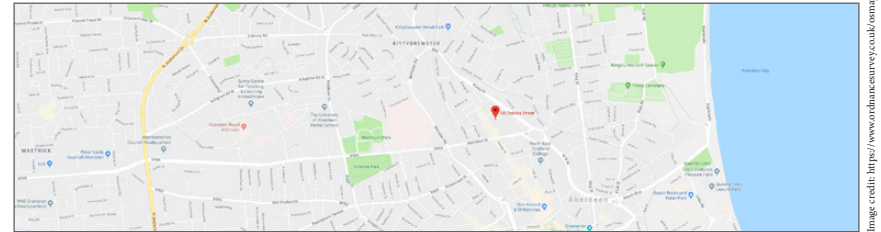
### Approximate Dimensions (Taken from the widest point)

Kitchen	3.30m (10'10") x 2.90m (9'6")
Lounge	4.50m (14'9") x 3.90m (12'10")
Bedroom 1	2.90m (9'6") x 2.00m (6'7")
Bedroom 2	5.00m (16'5") x 3.20m (10'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

**Gross internal floor area (m<sup>2</sup>) : 64m<sup>2</sup> // EPC Rating : C**

### Extras (Included in the sale)

All light fittings, floor fittings, curtains and blinds are to be included in the sale of this purchase. All other items of furniture can be purchased by separate negotiation.



  
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Text and description  
**JAY MURRAY-PATEL**  
Surveyor



Professional photography  
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Photographer



Layout graphics and design  
**EAMONN MULLANE**  
Designer