




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

38 Beechgrove Gardens

ABERDEEN, AB15 5HG

Aberdeen

AB15 5HG

“Executive two-bedroom apartment in a popular Westend residential location.”

Located in the west-end of Aberdeen in a popular residential area, pleasantly located within this quiet, exclusive development surrounded by landscaped grounds with wooded gardens and generous parking facilities. Within walking distance of the city centre which provides all the amenities one would expect with modern-day city living. Including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy.

Aberdeen is renowned for its superb educational facilities with excellent primary and secondary schools nearby and a choice of privately run nurseries. The property is also within close proximity to the Aberdeen Royal Infirmary. There are a number of local shops nearby for day to day needs and a public transport system to the city centre and beyond. For travel out of the area, there are effective road, rail, sea and international air links.



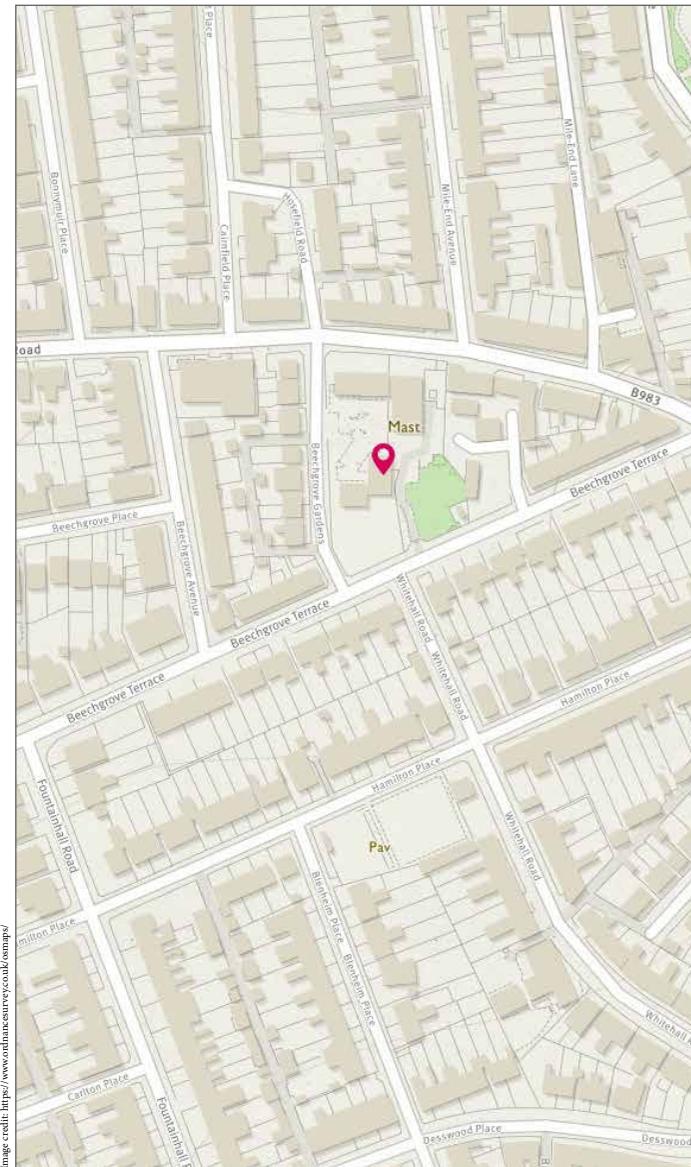


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McEwan Fraser Legal is delighted to present to the market this executive two-bedroom apartment. The property is in walk-in condition and would suit a property investor, professional or working couple that would benefit from a central location with easy access to the city centre, nearby facilities and good transport links.

The property is well-proportioned and comprises of the following accommodation: Entrance hall with storage/airing cupboard, spacious lounge with bay window to the rear elevation, a fully equipped kitchen with ample base and wall units and includes a large freestanding fridge freezer. Main bedroom with ensuite shower room and mirrored wardrobe, second double bedroom with mirrored wardrobe, the main bathroom with shower over the bath completes the accommodation.

In addition, the apartment includes a secure entry system, a private parking space, large garden areas and a full factoring service. Early viewings are highly recommended and by appointment only.



Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Bedroom 1	3.20m (10'6") x 2.80m (9'2")
En-suite	1.70m (5'7") x 1.53m (5')
Bedroom 2	4.20m (13'9") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 72m² | EPC Rating: C

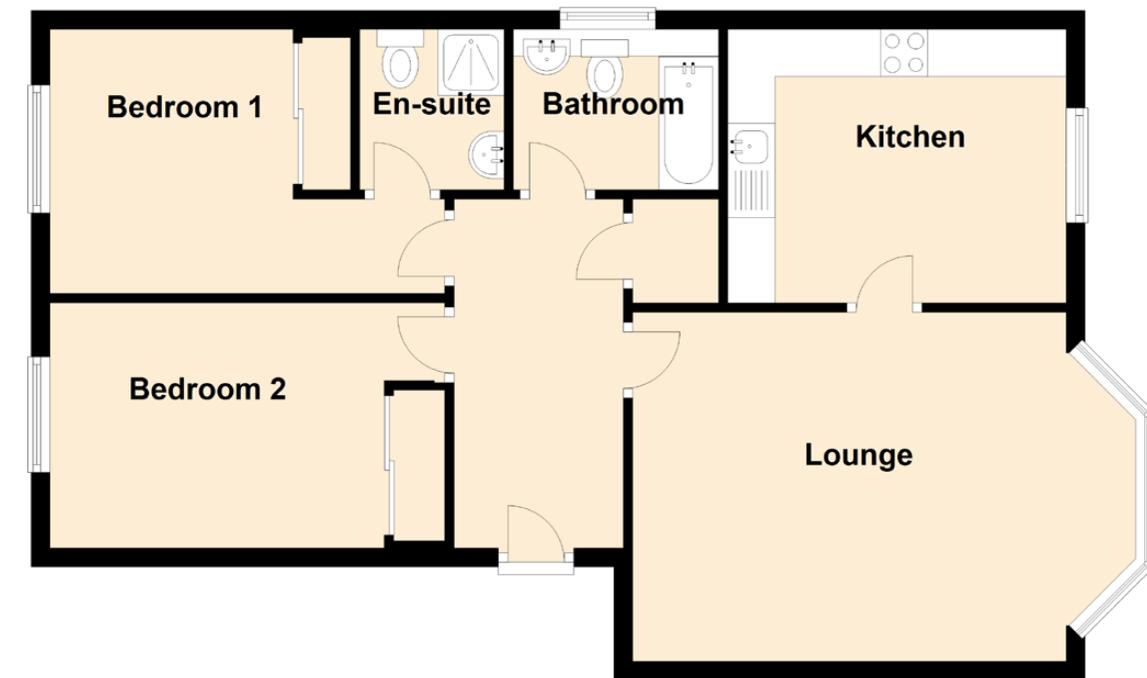


Image credit: <https://www.ordnancesurvey.co.uk/maps/>




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**Part
 Exchange
 Available**

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