




McEwan Fraser Legal

Solicitors & Estate Agents

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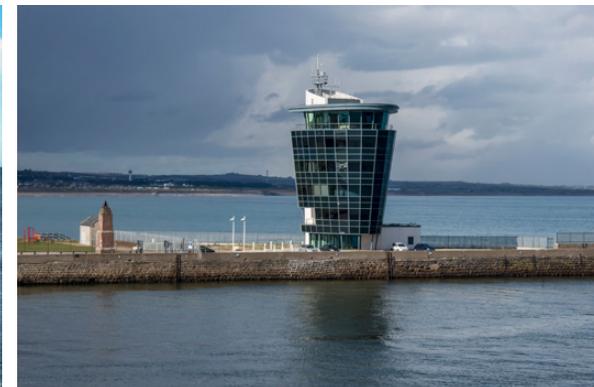
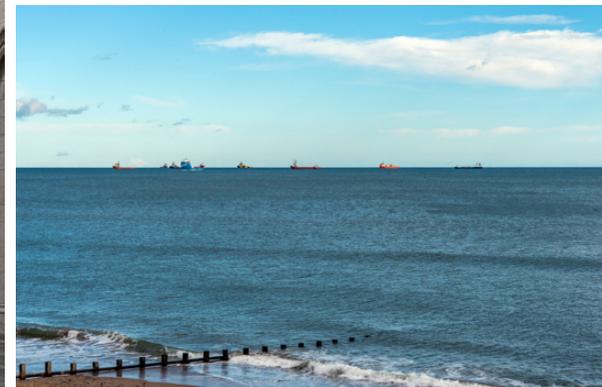
10 Aboyne Place

ABERDEEN, ABERDEENSHIRE, AB10 7DR

Aberdeen

ABERDEENSHIRE, AB10 7DR

Situated within the city boundaries in the popular residential suburb of Garthdee and easily commutable to the City Centre. The suburb of Garthdee enjoys extensive Open Park and landscaped areas with a multitude of outdoor activities and pursuits available close by. It also has a fantastic range of community facilities including children's nurseries, highly regarded primary school and secondary school. There are excellent shopping facilities in and around the area, including several superstores and a verity of local shops. The City Centre is approximately 3 miles to the North and is easily commutable and is well served by regular local transport making it particularly convenient for those commuting to the city or the commercial areas of Aberdeen. The renowned Robert Gordon University and campus is a short walk. The city provides all that one would expect from 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. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast, The city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport approximately 8 miles to the North. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



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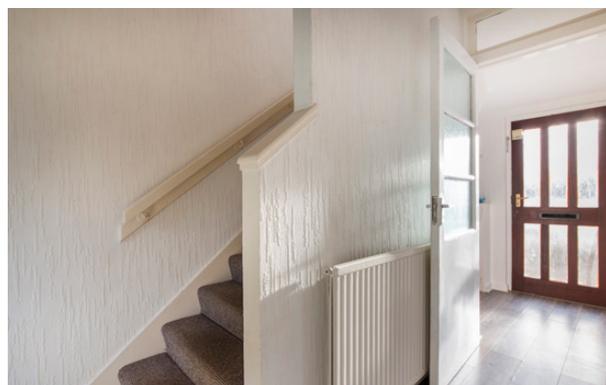
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No 10 Aboyne Place is a substantial Mid Terrace 3 double bedroom dwelling, situated in a popular residential area of Garthdee, approximately 3 miles south of Aberdeen City Centre and within easy reach of the industrial areas of Tullos, Althens, and Aberdeen Royal Infirmary and within walking distance to the Robert Gordon University.

This well-proportioned property with its fantastic location further benefits from a recently fitted bespoke kitchen with breakfasting area; full double glazing, gas central heating and a recent redecoration in a fresh neutral pallet. A fantastic property for a young family and ideally located for the professional couple the student and or a superb buy to let investment. Early viewing is highly recommended

The property comprises; Entrance hallway leading to all accommodation, ground floor spacious lounge, newly fitted integrated kitchen and family shower room. First floor: 3 Double bedrooms. In addition, you have ample storage facilities and cupboards throughout the property.

To the front of the property, a fenced and gated garden laid to decorative paving, and stone chip allows off street parking for one vehicle, further on street permit parking is permitted. Borders containing sporadic planting of shrubs and plants, the rear garden is mostly laid to lawn with borders containing various plants and shrubs, large patio area at the bottom of the garden is ideal for entertaining and catching the sun.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge 4.90m (16'1") x 3.30m (10'10")

Kitchen 4.90m (16'1") x 2.80m (9'2")

Bathroom 2.00m (6'7") x 1.70m (5'7")

First Floor

Bedroom 1 4.20m (13'9") x 3.00m (9'10")

Bedroom 2 3.90m (12'10") x 3.20m (10'6")

Bedroom 3 3.20m (10'6") x 3.00m (9'10")

Gross internal floor area (m²): 91m² | EPC Rating: C

Extras (Included in the Sale) : All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

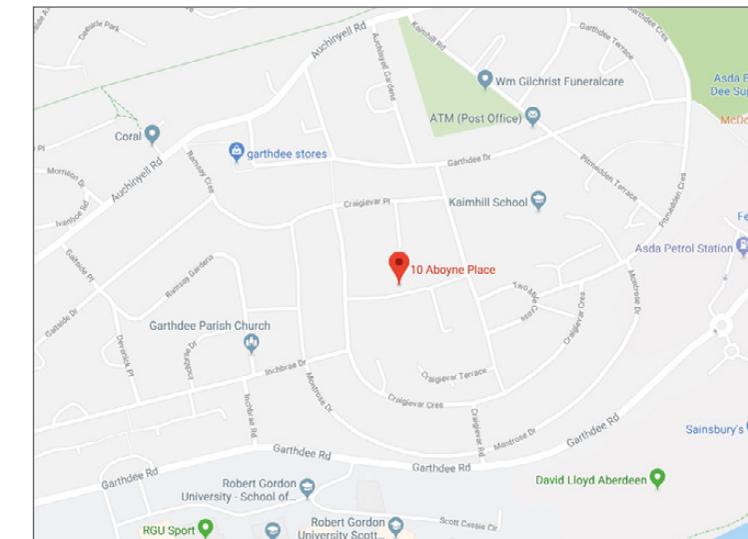
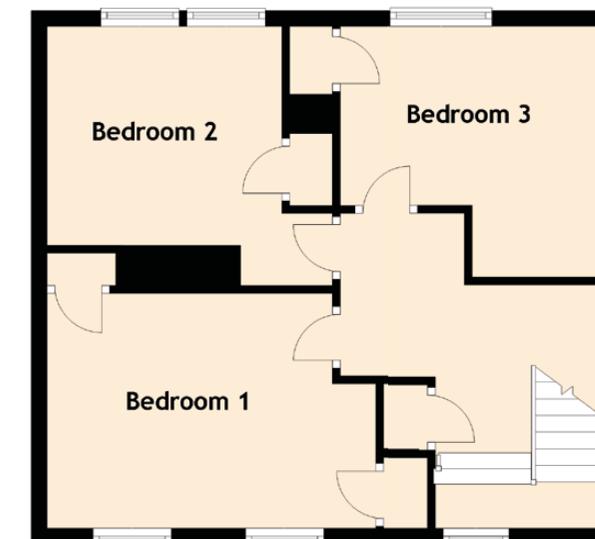


Image credit: <https://www.google.com/maps>



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Part
Exchange
Available

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Text and description
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 Surveyor



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 Photographer



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