




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

30P Fraser Road

ABERDEEN, AB25 3UH

ABERDEEN

ABERDEENSHIRE, AB25 3UH

“ ... IN A SOUGHT AFTER LOCATION AND JUST MINUTES FROM THE HEART OF ABERDEEN CITY CENTRE ... ”

30P Fraser Road is situated in a sought after location and just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs restaurants, and superb educational and recreational facilities.

The property is well served with a multitude of shops at Berryden and Rosemount and great local public transport facilities. With the city offering further excellent bus and rail service with national and international flights being provided from Dyce Airport. 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, Aberdeen University and Robert Gordon University being a short walk or commute, The Royal Cornhill and Woolmanhill Hospitals are equally as close. This truly is an ideally located and must-view property.



30P FRASER ROAD

ABERDEEN, ABERDEENSHIRE, AB25 3UH

McEwan Fraser Legal is delighted to offer this bright and spacious two bedroom second floor flat in excellent order throughout.

Occupying a pleasant position within a well-maintained development this property benefits from secure door entry together with allocated private parking, viewing is highly recommended.

Upon entering the property you are greeted with a warm and welcoming reception hall with good built-in storage and access to all accommodation on offer.

The fabulous open plan kitchen/living room provides excellent floor space for an array of furniture styles, and with two large windows, natural light floods this room. The kitchen area provides adequate wall and base mounted units, co-ordinating work surfaces and integrated NEFF oven with four-ring gas hob, extractor fan finished in stainless steel, and integrated fridge freezer. Finished with laminate flooring and neutral walls.

Two well-proportioned double bedrooms are set to each aspect and include carpeted flooring, built-in storage cupboards with mirrored sliding doors and room for freestanding bedroom and storage furniture. The modern internal shower room benefits from a combination vanity with partially tiled backsplash, walk-in shower with toughened glass screen and thermostatic shower mixer. Aqua panelling has been placed within the shower area.

Private nominated parking space and additional visitor parking, communal garden areas and entrance hallways are maintained through a factor.

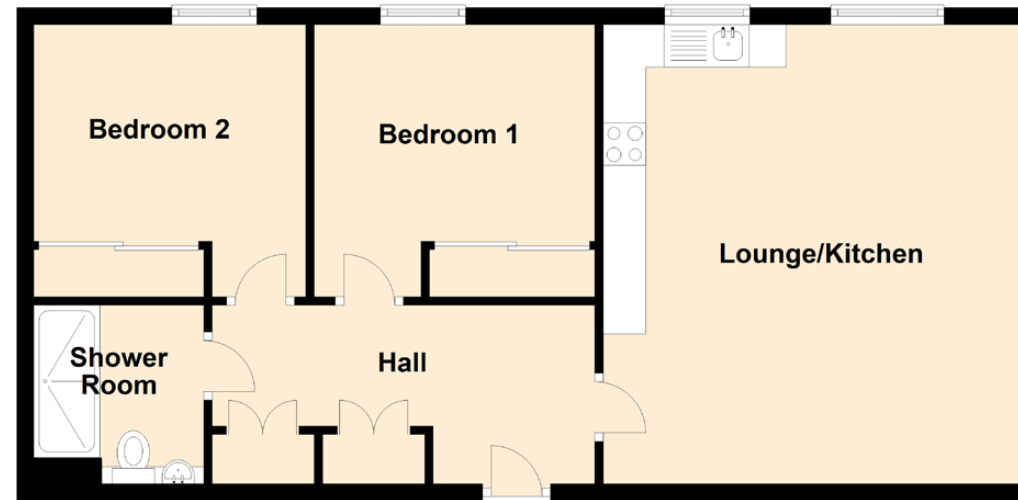
With its fantastic central location, this property would be a superb first-time purchase, would suit a professional couple or a fantastic buy-to-let investment.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 5.00m (16'5")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 62m² | EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains, blinds, and integrated appliances. Other items may be available by separate negotiation.

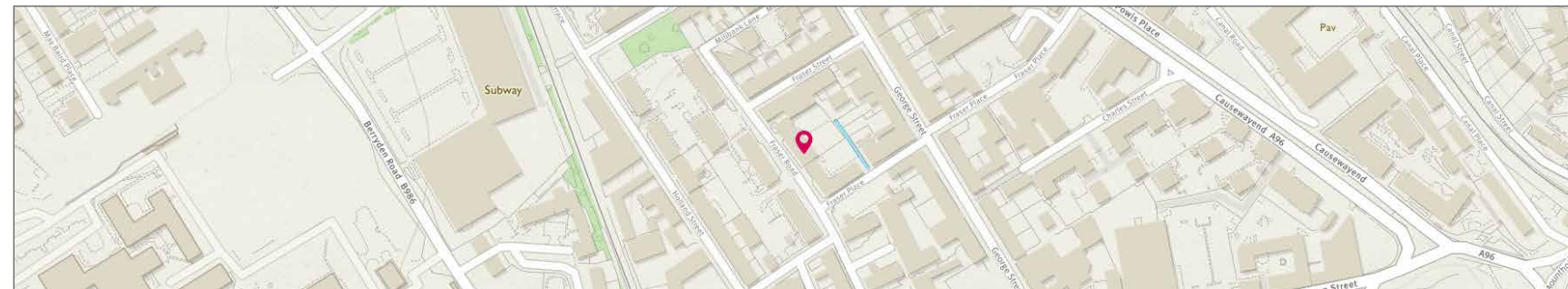


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>




Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
JANINE MCINTOSH
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer