




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

162 Urquhart Road

ABERDEEN, AB24 5DN



ABERDEEN

Urquhart Road is enviably located and just minutes from the heart of Aberdeen city centre, which 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. The main East Coast Rail network operates from Aberdeen providing a link to the central belt the South and beyond and West to the city of Inverness.

McEwan Fraser Legal are pleased to offer this unique two bedroom, end-terrace villa, which forms part of the highly acclaimed development located within the grounds of the former "City Hospital"

Upon entering the property through double doors you are met with a generous entrance vestibule with large storage cupboard making an ideal cloakroom.

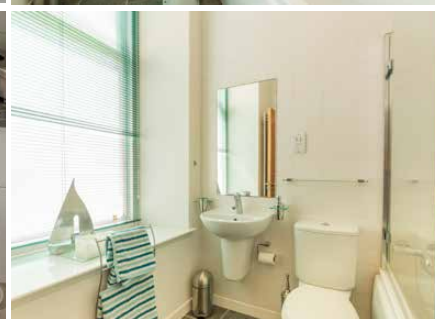
Once inside you will be mesmerised with the living and dining area, forming one large open-plan room boasting high ceilings and tall window, allowing the property to be flooded with light at all times of the day.

The kitchen has an array of wall and base mounted units with a natural finish, integrated SMEG 4-ring gas hob, LAMONA fan assisted oven and extractor fan, stainless steel sink and strainer, integrated fridge, freezer and HOOVER washing machine, BOSH dishwasher and finished with tiled flooring.

The Master bedroom is light and airy with dual aspect windows, built-in double wardrobe, and en-suite shower room. The second double bedroom also benefits from an integrated store cupboard, which houses the boiler, wall-mounted storage and impressive triple aspect views of the well-maintained surroundings. Completing the accommodation is the contemporary family bathroom with three-piece suite and over shower bath, heated towel rail, and slimline storage.

Externally, there is one allocated parking space as well as visitor parking set within beautifully maintained communal garden grounds.





SPECIFICATIONS

Floor Plan, Dimensions and Location

Approximate Dimensions (Taken from the widest point)

Lounge/ Dining	7.76m (25'5") x 3.95m (12'11")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	4.10m (13'5") x 2.70m (8'10")
Bedroom 2	4.43m (14'6") x 2.00m (6'7")
En-suite	2.55m (8'4") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²) - 87m²

EPC Rating - D

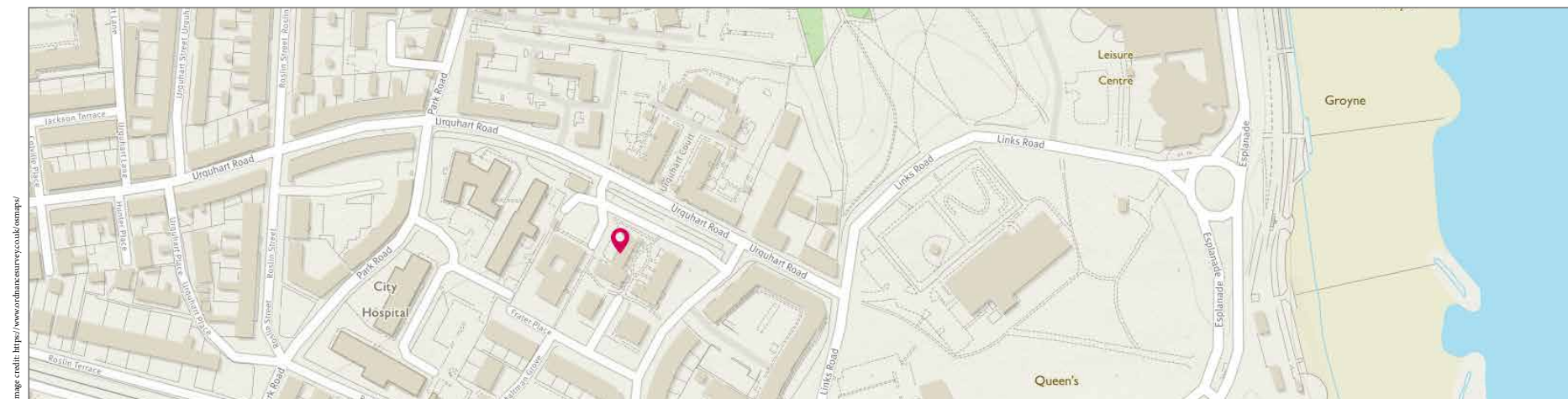
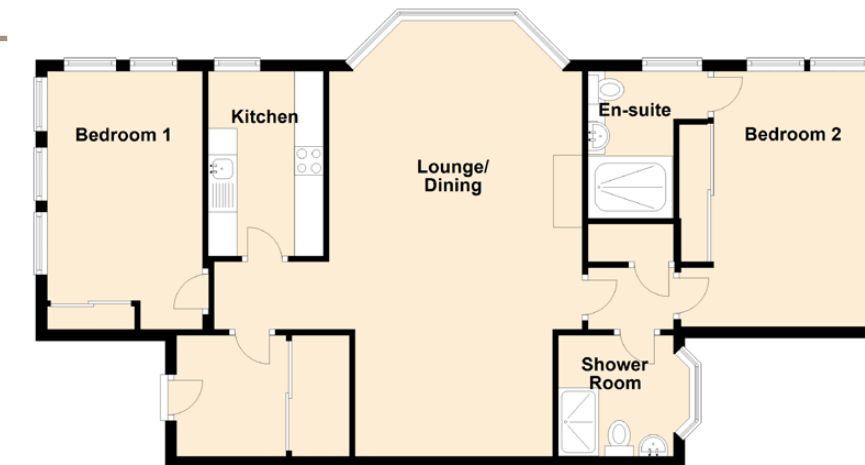


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
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Text and description
JANINE MCINTOSH
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer