

222B Westburn Road

ABERDEEN, AB25 2LT



A simply stunning 3 bedroom apartment in a beautiful building only a mile from the city centre



0131 524 9797



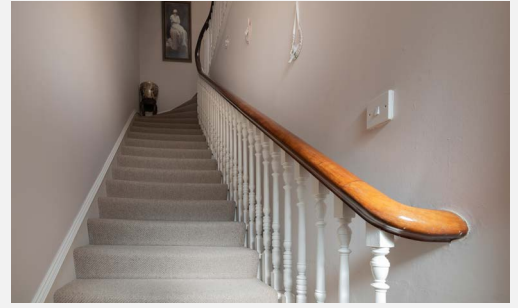
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ENTRANCE & LANDING



McEwan Fraser Legal is delighted to present this 3 bedroom split level flat on Westburn Road, Aberdeen. The property is in walk-in condition, and it is simply stunning; from the moment you walk up to the building, you have an idea of how grand it is going to be, and once you are inside, it gets even better, with large room sizes and high ceilings this is not your normal run of the mill flat, it really does have the “wow” factor which cant often be said.



THE LOUNGE

The property consists of the following, which is split over two floors.

- Fully equipped modern kitchen
- Spacious living area
- 3 good sized bedrooms
- A separate office space, ideal for home working
- Recently refurbished bathroom with separate shower cubicle and bath



KITCHEN/DINER



BEDROOMS/OFFICE

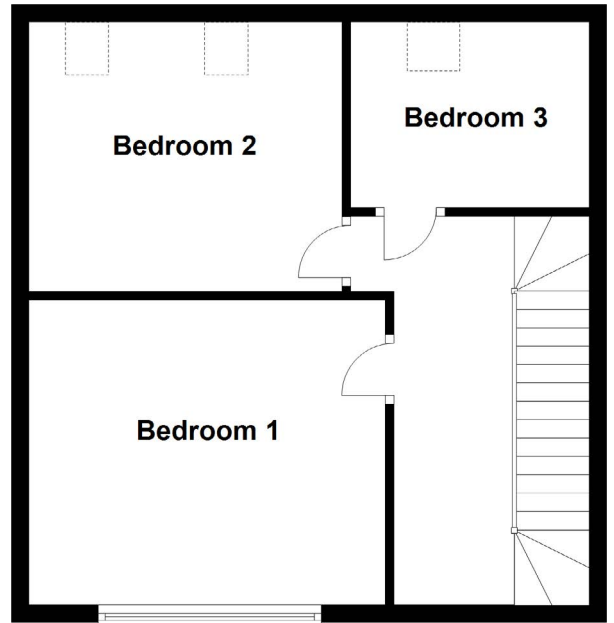
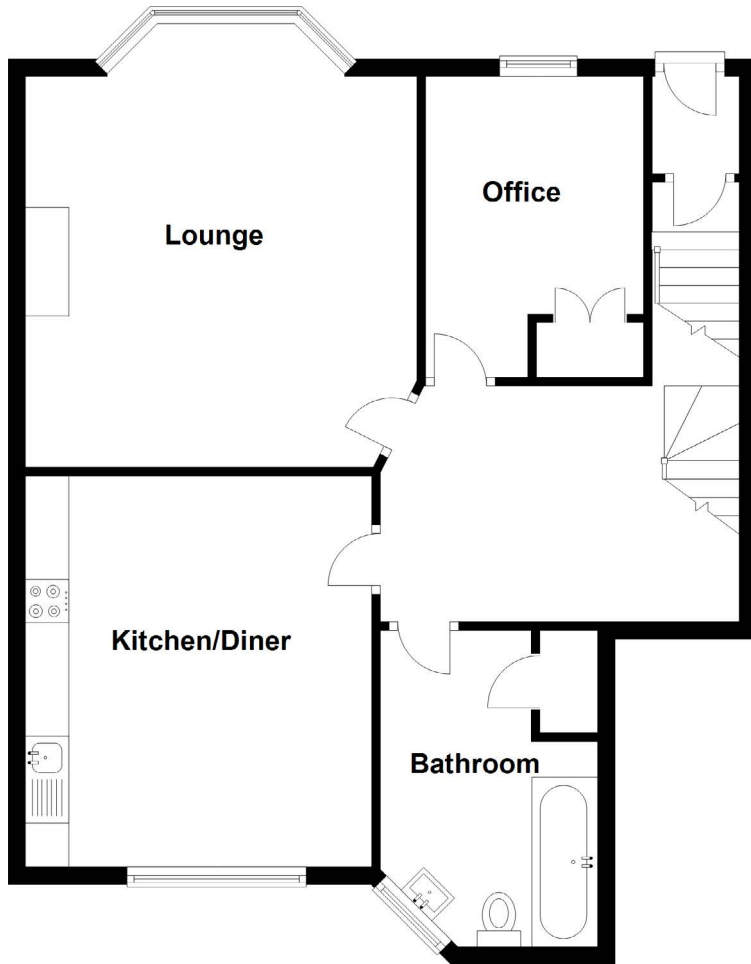


THE BATHROOM





This is a rare opportunity to acquire a flat that is more in keeping with a large family house in terms of room sizes and space in a fantastic location.

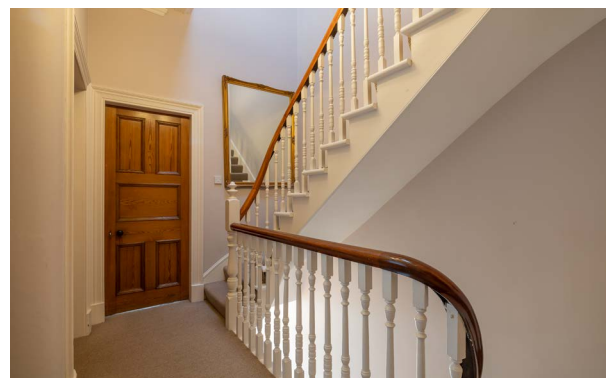


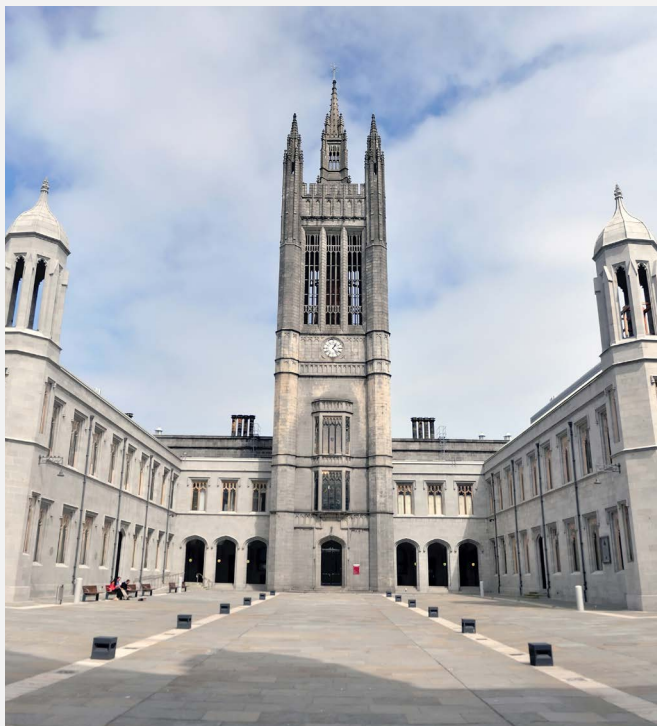
Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.11m (16'9") x 4.50m (14'9") |
| Kitchen/Diner | 4.50m (14'9") x 3.98m (13'1") |
| Office | 3.00m (9'10") x 2.50m (8'3") |
| Bathroom | 3.00m (9'10") x 2.50m (8'2") |
| Bedroom 1 | 4.10m (13'5") x 3.50m (11'6") |
| Bedroom 2 | 3.60m (11'10") x 3.10m (10'2") |
| Bedroom 3 | 2.74m (9') x 2.14m (7') |

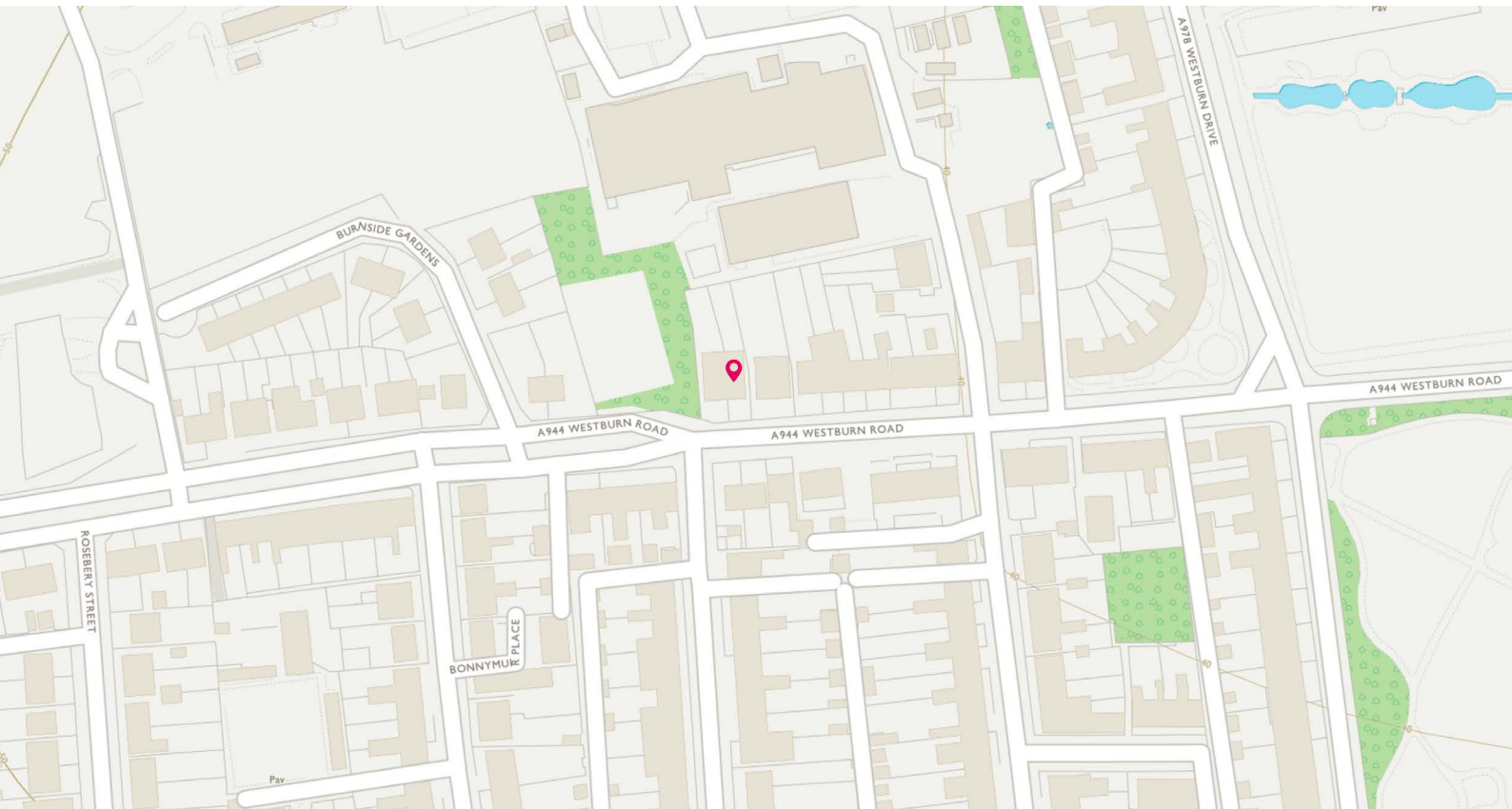
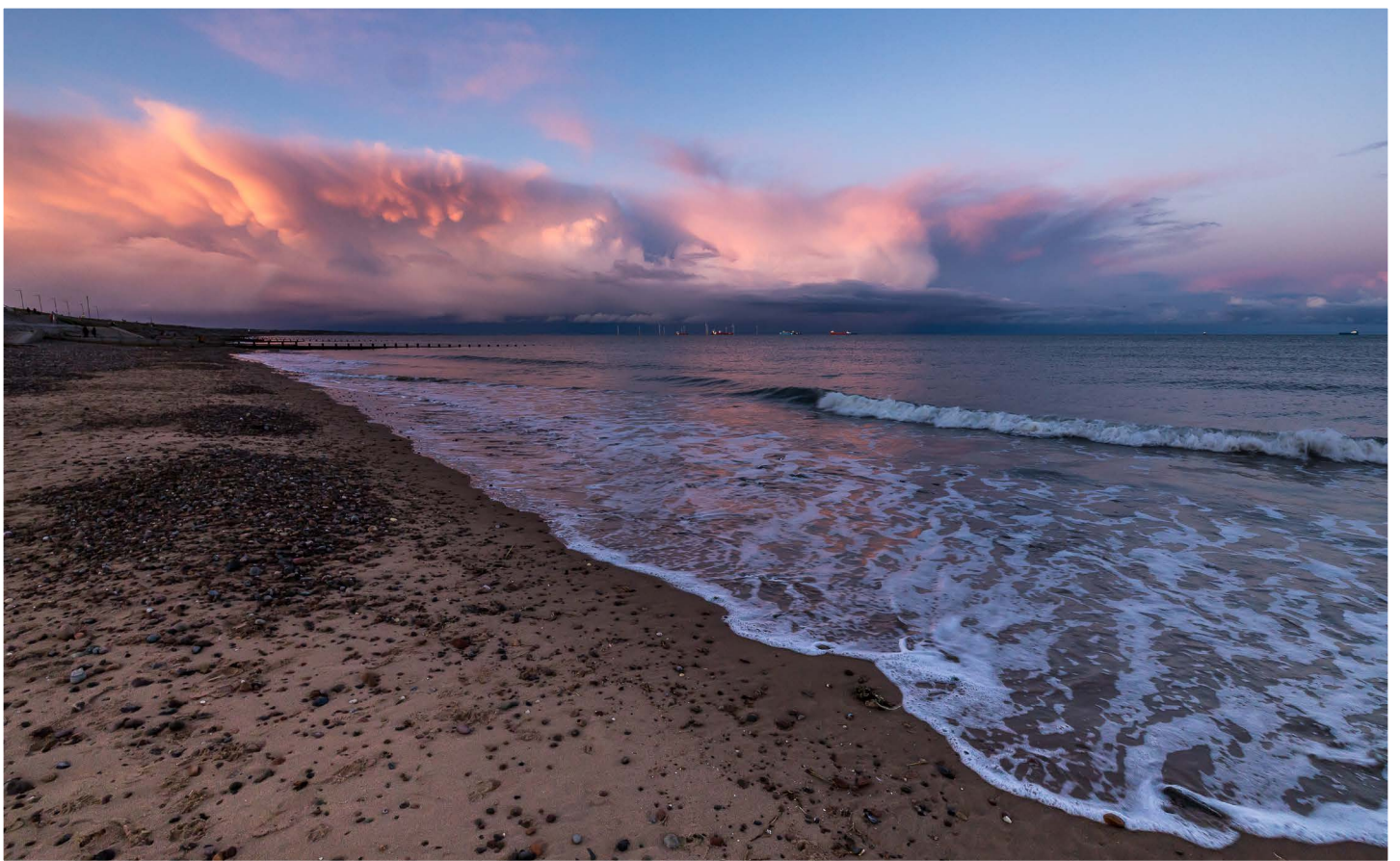
Gross internal floor area (m²): 110m²

EPC Rating: E





Westburn Road is situated a short walk away from Aberdeen Royal Infirmary and Rosemount, where shops and restaurants are abundant. Westburn Park and Victoria Park are on the doorstep, ideal for walking dogs and getting out for some daily exercise. Mile End Primary School is only a short walk away. It is ideally situated for those commuting to Kingswells/Westhill and Dyce industrial estates, with the main arterial routes being easily accessible. Public transport is available practically right outside the front door, and you are around a mile from the city centre and the Bon Accord shopping centre.



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