

# 15 Spital Walk

ABERDEEN, AB24 3JH



*A TWO-BEDROOM APARTMENT ONLY MINUTES  
FROM ABERDEEN CITY CENTRE*



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McEwan Fraser Legal is delighted to present this 2 bedroom apartment. The property is ideally set only around 10 minutes walk to the city centre.

The apartment consists of the following:

- Fully equipped kitchen
- Spacious living area with lots of natural light
- Two bedrooms
- Neutrally decorated bathroom with shower over bath
- Hall storage cupboard

This is a rare opportunity to acquire a brilliant investment or first-time purchase property in a fantastic location only moments from the hustle and bustle of Aberdeen city.





**The Lounge**





# The Kitchen







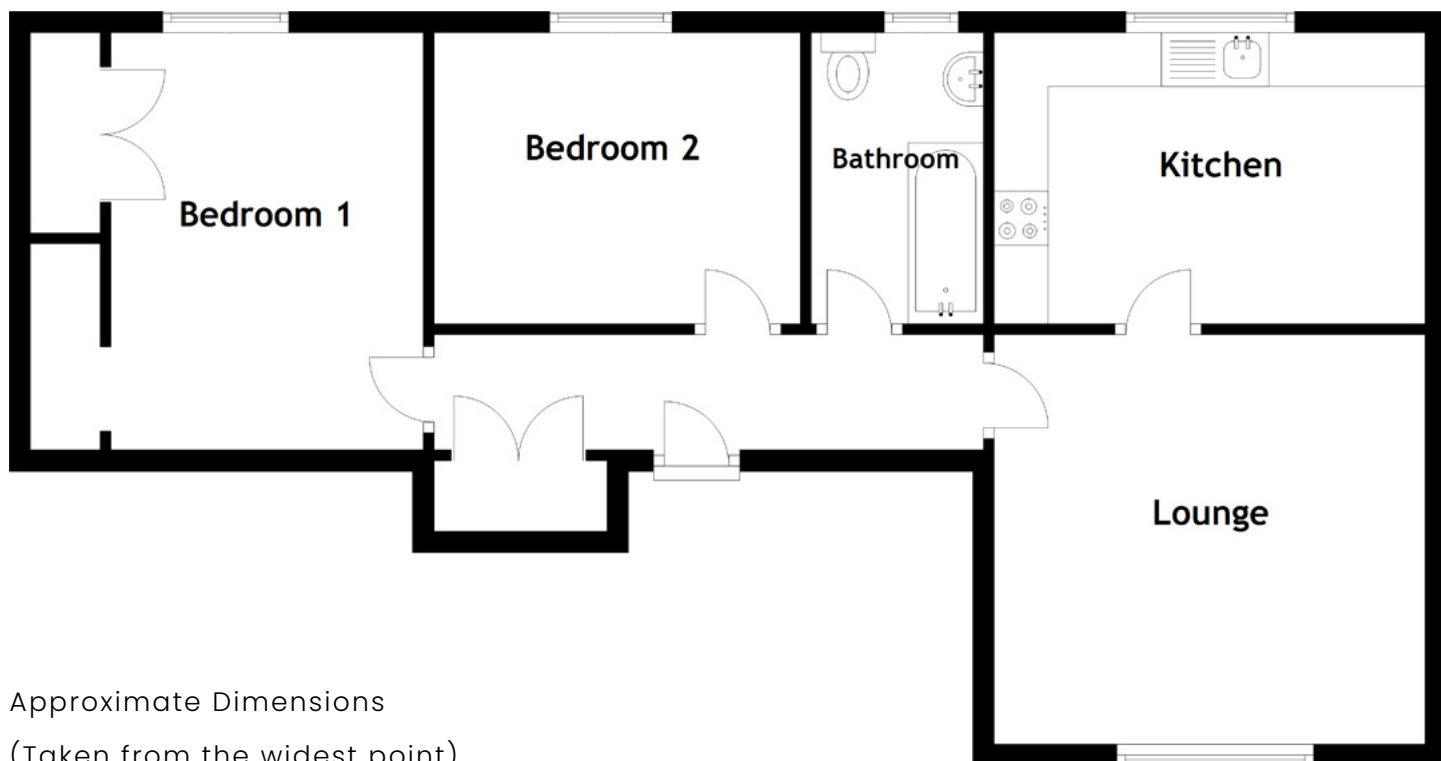
**The Bathroom**



# The Bedrooms







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 2.70m (8'10")
Bedroom 1	3.87m (12'8") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C






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15 Spital Walk is a five minute walk from Aberdeen University and Spital with its local shops, cafes and amenities. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.

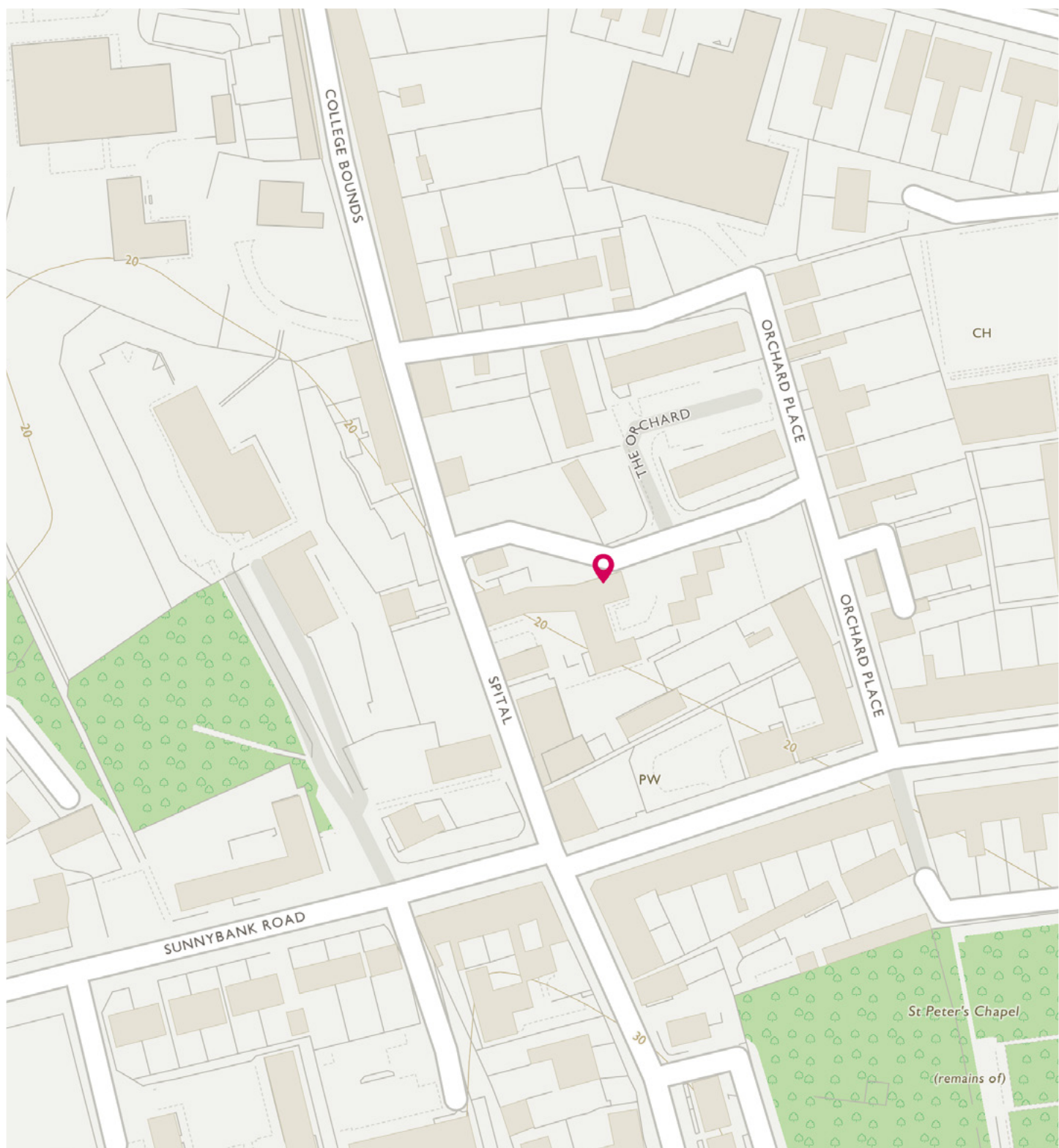
The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 Aberdeen University, Aberdeen College and Hospital nearby. The fantastic beach and the Beach Boulevard are also within walking distance.

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## The Location





**McEwan Fraser Legal**

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Part  
Exchange  
Available



Text and description  
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