

# Flat G, 185 Great Northern Road

ABERDEEN, AB24 2AB



*Spacious two-bedroom top-floor flat in a desirable location ideal for the student or the professional*



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Flat G 185 Great Northern Road is situated in a popular established residential area, this exceptionally spacious top-floor flat is of fresh decorative appearance, represents excellent value and affords the opportunity to move in with minimal inconvenience.

The property further benefits from a security entry system, a tidy well kept communal stairway, generous sized accommodation, with full double glazing and modern electric heating. With its fantastic location, this property would be a superb first-time purchase, would suit the student or a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

## THE LOUNGE



The accommodation comprises a welcoming entrance hall, a spacious lounge with ample room for a dining area open plan to a modern kitchen equipped with a range of wall and base-mounted units incorporating work surfaces, and splash back tiling.

# THE KITCHEN





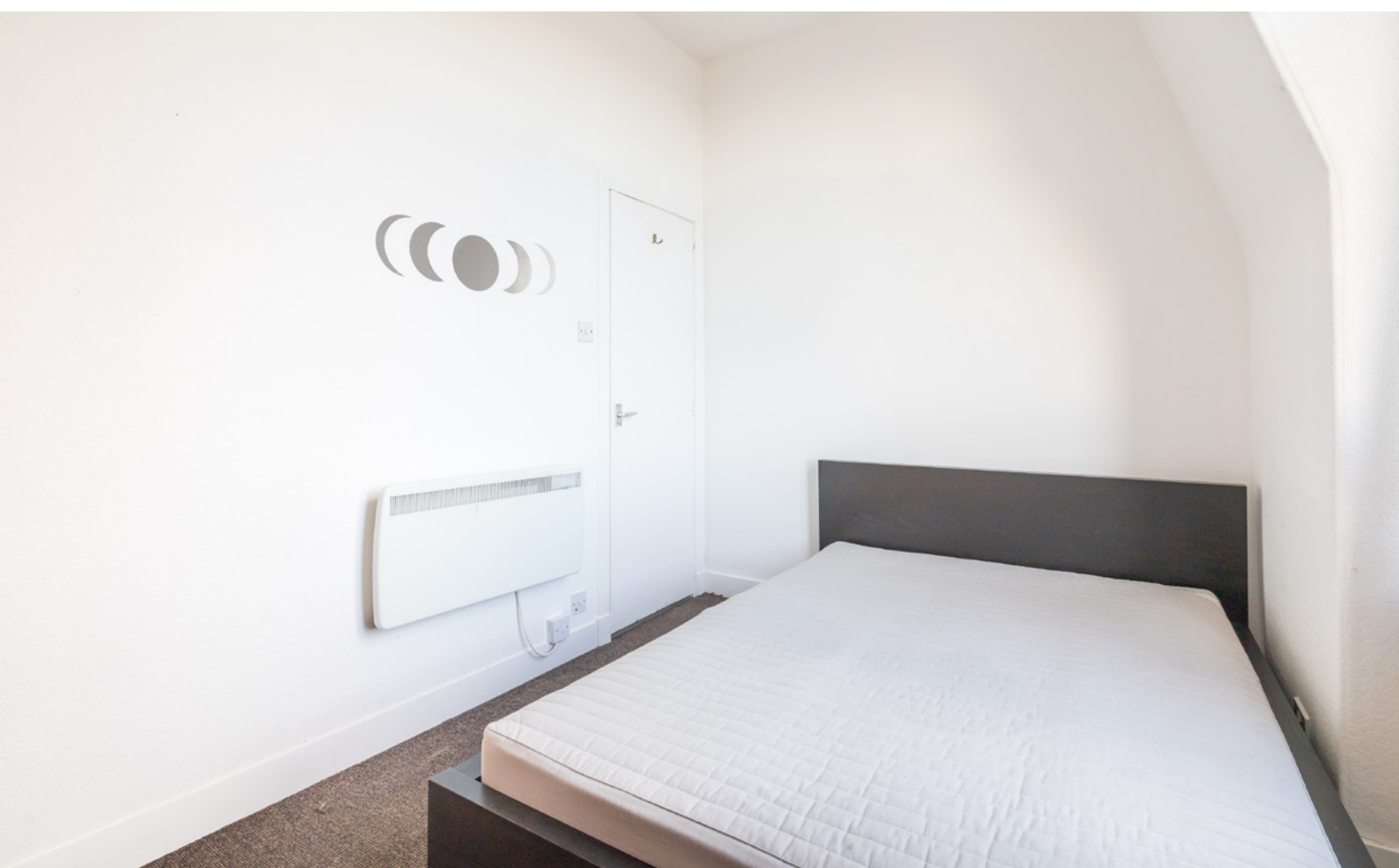


There is a generously proportioned double bedroom with a large recently installed double window with ample space for various pieces of stand-alone furniture. A second double bedroom and bathroom with a shower over the bath complete the accommodation.

# THE BATHROOM



# BEDROOM 1





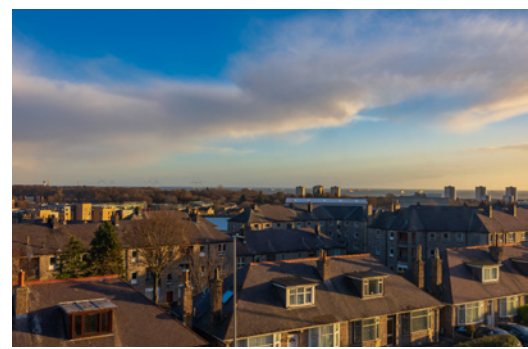
# BEDROOM 2





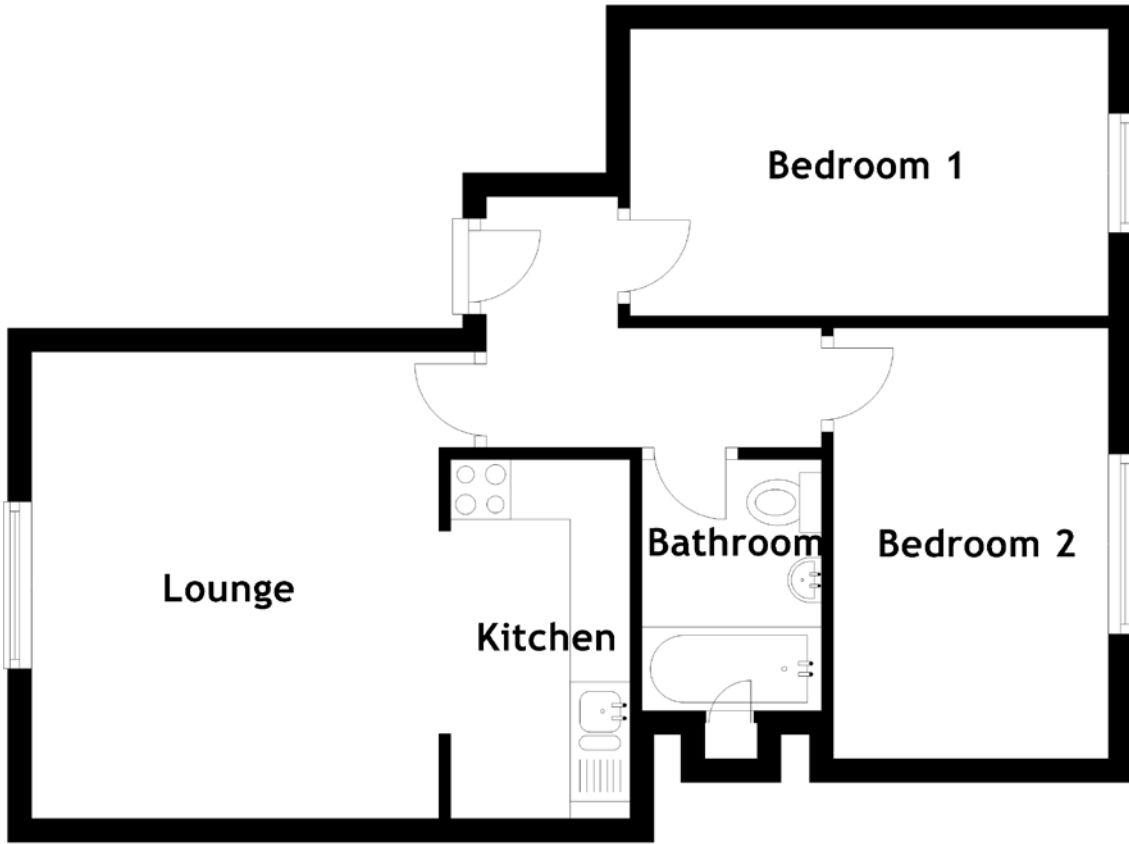
There is a communal paved courtyard with drying areas and a large garden area laid to lawn to the back of the property accessed through a secure rear door. On-street permit parking from Aberdeen City Council.

# EXTERNALS & VIEWS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 2.40m (7'10")
Bedroom 2	3.60m (11'10") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings are included in the sale, all other soft furnishings and electrical items are by separate negotiation.





# THE LOCATION

Great Northern Road is one of the main arterial routes to the City; local shops and public transport facilities serve the area well, also extremely convenient for Aberdeen Airport and the oil-related offices at Bridge of Don and Dyce. Aberdeen University Campus at Old Aberdeen is situated within walking distance and Aberdeen Royal Infirmary is also located nearby.







With fantastic regular local transport links, you are minutes from the heart of Aberdeen city centre, providing 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. Aberdeen is renowned for its superb educational and recreational facilities there is a tremendous amount of indoor and outdoor activities on your doorstep and all within easy reach of the property.

Aberdeen has superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen.



# McEwan Fraser Legal

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THE SUNDAY TIMES  
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