



*SELF CONTAINED
GROUND FLOOR APARTMENT*



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McEwan Fraser Legal is delighted to bring this spacious one-bedroom, ground-floor, self-contained apartment to the market. The current owners during their tenure have upgraded and modernised to an extremely high standard and retained many original features. The property has been thoughtfully decorated throughout and further benefits from gas central heating and double glazing.

The accommodation comprises a privately owned entrance with one other property, a vestibule to the hallway; a spacious lounge with an original-style wooden floor and a coal fire. The kitchen has a range of fitted base and wall-mounted units with contrasting worktops, with a mixture of integrated and stand-alone appliances, a large double bedroom with a cupboard, and a modern bathroom with a shower over the bath which completes the accommodation. In addition, there are ample storage cupboards throughout the property.





The Kitchen

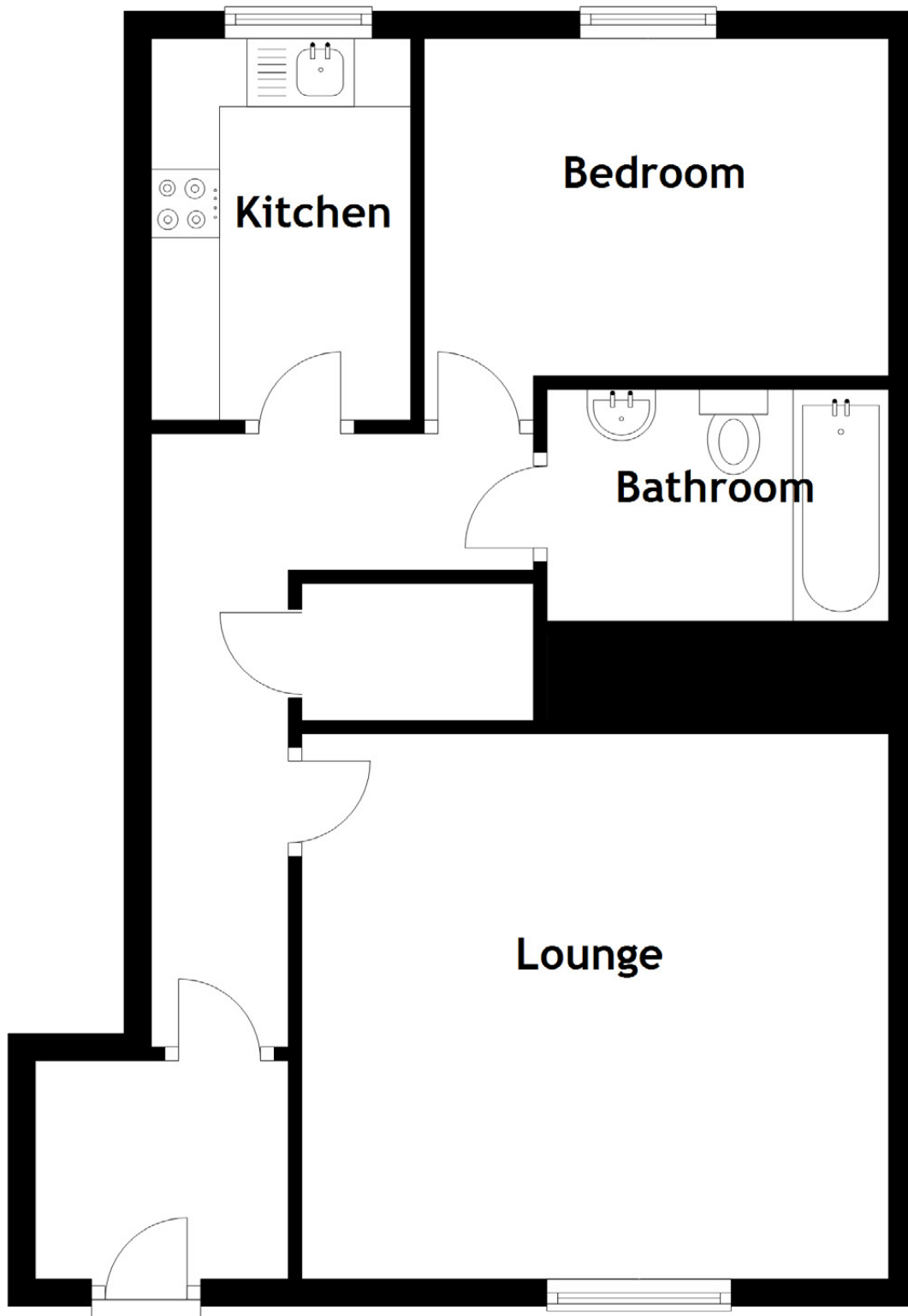




The Bedroom







Approximate Dimensions

(Taken from the widest point)

| | | |
|----------|-------------------------------|---|
| Lounge | 4.30m (14'1") x 4.00m (13'1") | Gross internal floor area (m ²): 47m ² |
| Kitchen | 2.80m (9'2") x 1.90m (6'3") | EPC Rating: D |
| Bedroom | 3.40m (11'2") x 2.80m (9'2") | |
| Bathroom | 2.50m (8'3") x 1.70m (5'7") | |

This property is ready to walk into and has been maintained to an excellent standard that would suit the professional couple, first-time purchaser or even buy-to-let. Viewing is highly recommended to appreciate the standard of property on offer.

On-street permit parking is available at the front of the property. The communal shared rear garden is accessed from the side of the property laid to lawn with various shrubs and plants. External garden outbuildings belong to each of the properties and could provide additional storage once repaired.



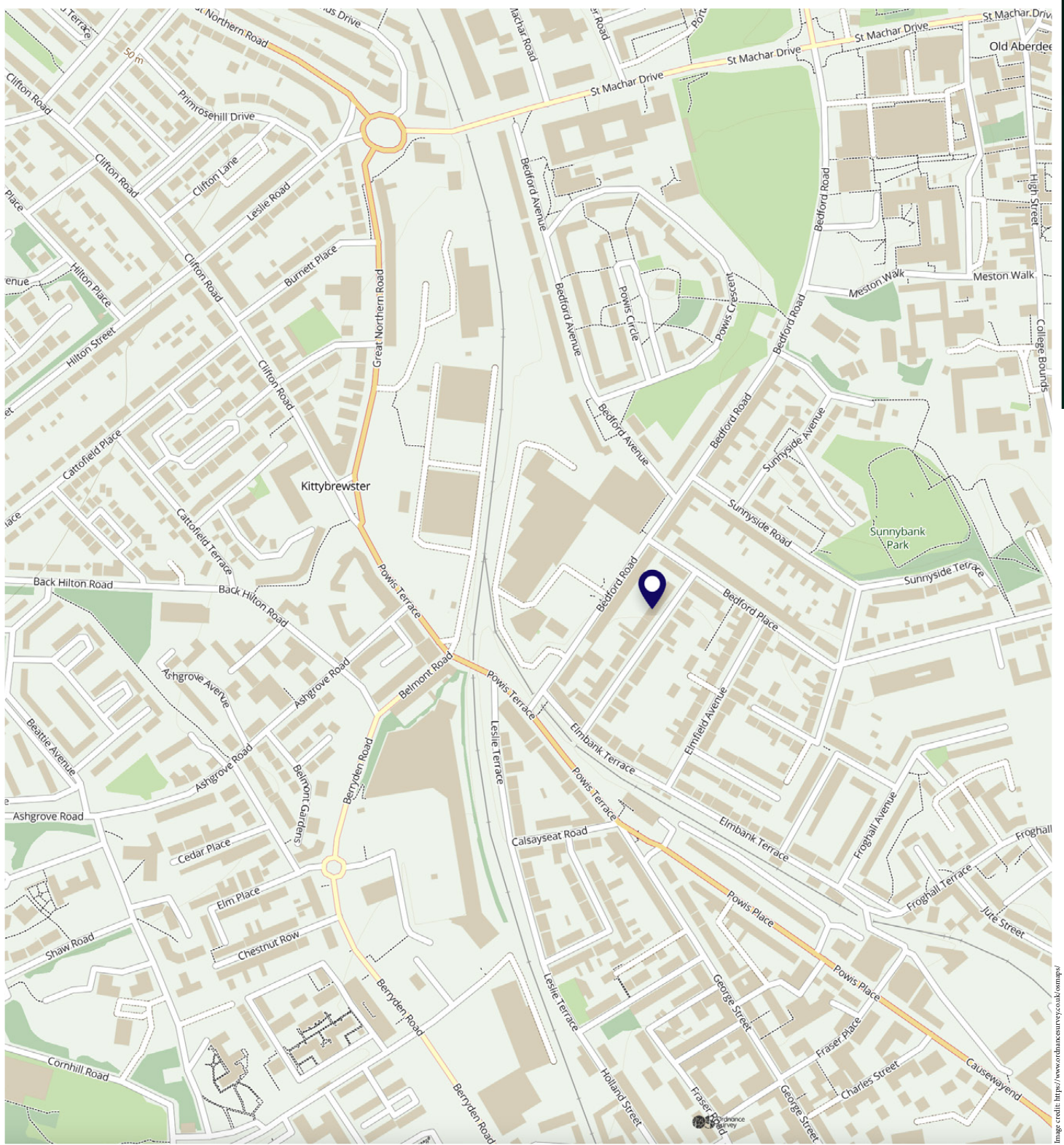


Number 37 Erskine Street is situated in a very popular residential area; a brisk walk will take you to Aberdeen University Campus with many arterial routes close by making most parts of the city easily accessible. Locally you are well served by excellent schools, specialist and convenience shops and a large retail park at Kittybrewster and also across at Berryden where there is a Sainsbury's supermarket and further quality retail units.

The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including many shopping malls and local shops. There are pubs, restaurants, and eateries, with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service and national and international flights from Dyce Airport. The main East Coast rail network operates through Aberdeen providing a link to the central belt and beyond.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



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