



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**37 Orchard Street**

ABERDEEN, ABERDEENSHIRE, AB24 3DA



# DESIRABLE LOCATION MINUTES FROM THE UNIVERSITY & CITY CENTRE

This superb property is situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. With its fantastic location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern day city living, including a verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities. The property and area are well served by local shops and great local public

transport facilities. With the city offering further excellent bus and rail Service. National and international flights are provided from Dyce Airport. With 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 both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.

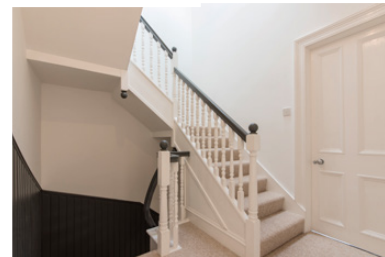
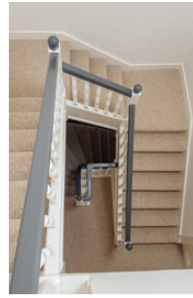
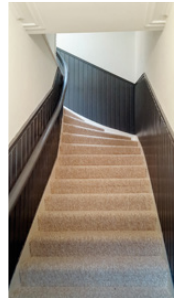


Aberdeen Marischal College Interior, Persley Walled Garden, Aberdeen ACT and Harbour Control



ABERDEENSHIRE





FAMILY ROOM



ENTRANCE

A fantastic opportunity to purchase an exceptionally spacious five bedroom executive apartment with current HMO licence. Recently extended and refurbished to the highest of standards by the present owner's number 36 Orchard Street is presented to the market in an immaculate walk in condition. This spacious well present property has undergone a total refurbishment while retaining many original features, immaculate, fresh neutral décor throughout fully fitted integrated dining kitchen, which is open plan

to the dining area. Spacious lounge, stunning new bathroom on one floor and new shower room on the other floor, Five spacious bedrooms, with ample storage cupboards throughout the property.

The property is protected by a coded entry system leading to the entrance hall and the impressive bright and well kept communal stairway.

Offering bright, generous sized accommodation, with full UPVC double glazing and gas central

heating throughout, With its fantastic location minutes from the University this property would be a superb buy-to-let investment. Early viewing is a must to appreciate the extensive upgrade that this property has undergone.

A well keep communal garden to the rear of the property with a secure outbuilding. On street car parking is available immediately to the front of the property. One car parking space at the communal garden exclusive to this property.

"...extended and refurbished to the highest of standards..."



LOUNGE



KITCHEN

37 ORCHARD STREET





BED 1

"...Immaculate,  
fresh neutral décor  
throughout..."



BED 2



BED 3



BED 4



BED 5

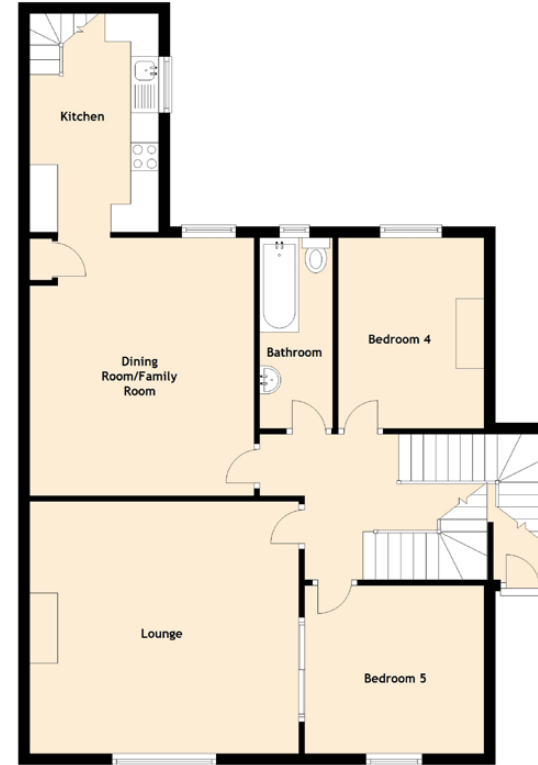


BATHROOM



SHOWER ROOM

# SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

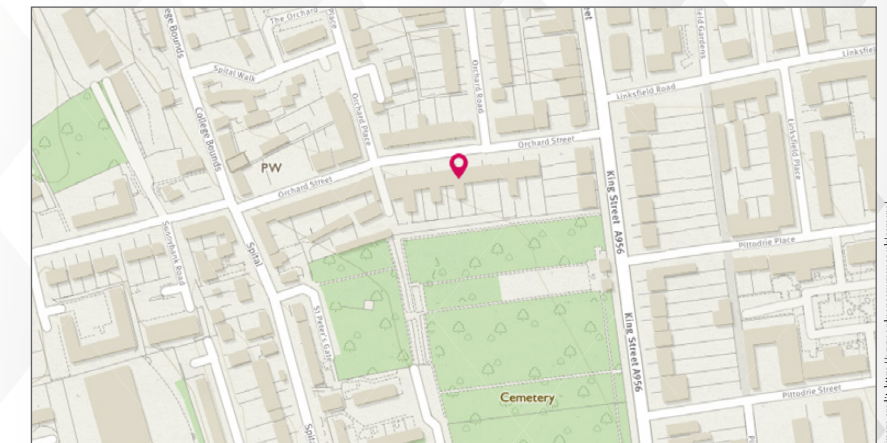
Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen	3.90m (12'10") x 2.30m (7'7")
Dining Room/Family Room	4.60m (15'1") x 4.00m (13'1")
Bedroom 1	4.40m (14'5") x 3.70m (12'2")
Dressing Room	2.20m (7'3") x 1.40m (4'7")
Bedroom 2	2.83m (9'3") x 1.40m (4'7")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bedroom 4	3.50m (11'6") x 2.70m (8'10")
Bedroom 5	3.20m (10'6") x 3.00m (9'10")
Bathroom	3.40m (11'2") x 1.30m (4'3")
Shower Room	2.57m (8'5") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>) - 140m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

The property will be sold inclusive of all fitted carpets and floor coverings, blinds, light fittings together with the integrated Kitchen appliances.





  
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**Part  
 Exchange  
 Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**ANDREW REID**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer