




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

72C Victoria Road

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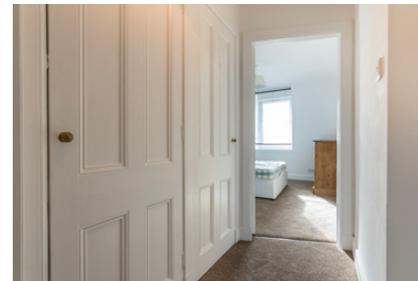
72C Victoria Road is situated in a sought after location just minutes from the heart of Aberdeen city centre; providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities.

There are fantastic coastal walks nearby on the Red Rocks Coast, dolphin watching from the Torry Battery on Greyhope Road, an eighteen hole golf course and the new harbour extension is expected to open significant opportunities for the city.

The property is well served by local shops and public transport facilities with the city offering excellent bus and rail services, with national and international flights being provided from Aberdeen 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 students and professionals and is a must view property.

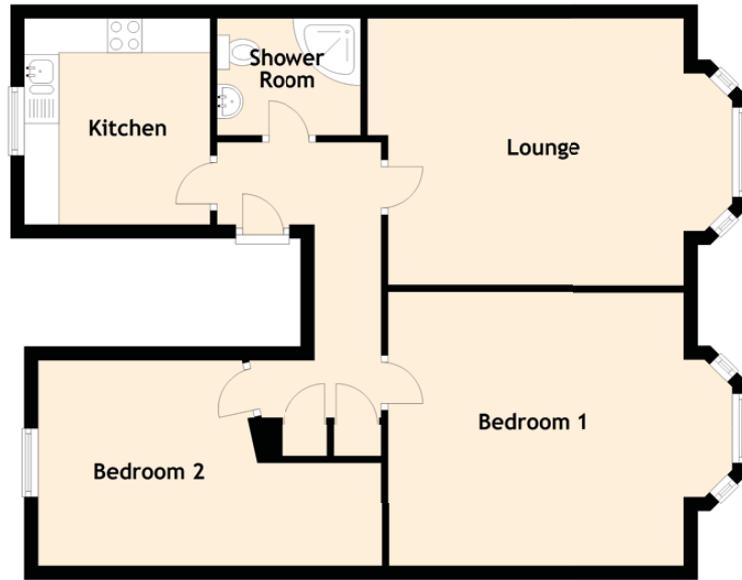
72C is located on the top floor and has the benefit of its own landing. With its fantastic central location, this property would be a superb first-time purchase. It would also be suitable for a couple or a fantastic buy-to-let investment. The present owner has fully refurbished this flat to a high standard

The property consists of an internal hallway leading to all other rooms, a beautiful bright lounge, modern fully fitted kitchen with integrated electric hob and oven with stainless steel hood, freestanding dishwasher and fridge freezer and also generous space for a dining area, two double bedrooms both with plenty of space for free standing furniture, and a generously sized shower room with white WC, wash hand basin and power shower from the mains. Storage space will not be missed in this property as well as having storage cupboards in the hall, there is also a storage cupboard on the mid landing.



Specifications

FLOOR PLAN, DIMENSIONS MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.90m (12'10")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Bedroom 1	5.00m (16'5") x 4.00m (13'1")
Bedroom 2	5.00m (16'5") x 3.00m (9'10")
Shower Room	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 71m² | EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. All other items may be purchased at a separate negotiation.




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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
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