

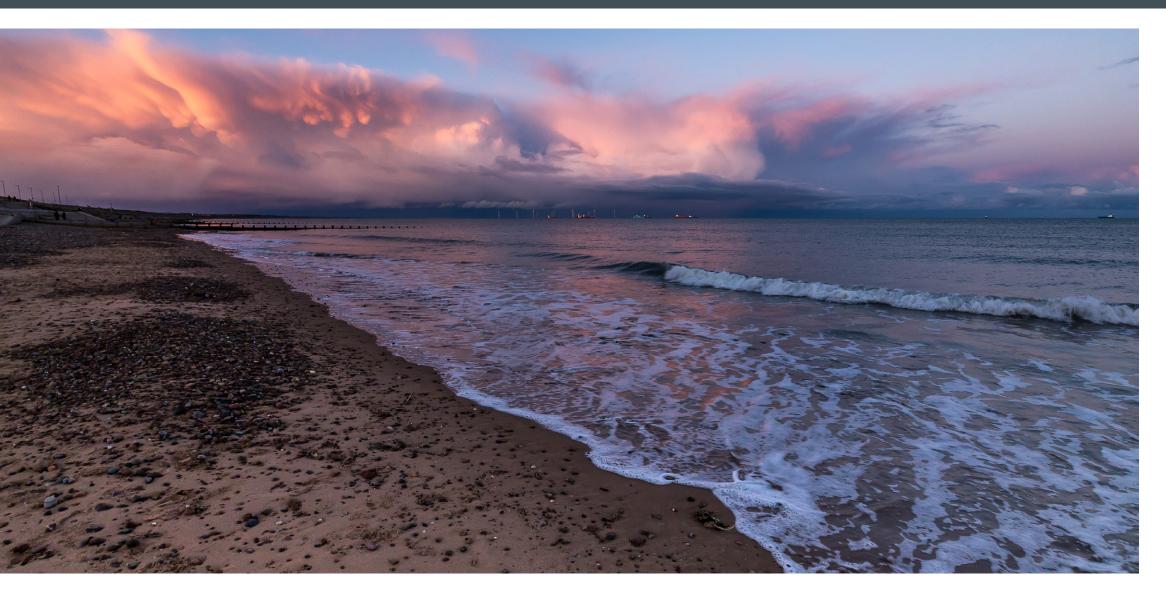






137 Cranford Road

ABERDEEN, AB10 7NJ



THE LOCATION

ABERDEEN

Cranford Road is located in a desirable residential area, with various main arterial routes close by making all parts of the city easily accessible. The property is within the catchment area for reputable primary and secondary schools and, is also within walking distance to many of the city's private schools and nurseries. The area is well served by local shops, with larger retail outlets available at the nearby Bridge of Dee Retail Park, which includes Asda, Sainsbury, Boots and B&Q outlets. Public transport provides a quick route to the city centre and also Robert Gordon University's Garthdee Campus. There are pleasant walks close by, along the River Dee, the Old Deeside Railway Line and within Duthie Park, which also boasts a colourful Winter Garden.

You are also 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 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 a list of activities for the outdoor enthusiast. With the city offering further excellent Bus & Rail Service, National & International flights being provided from Dyce Airport. The main East coast Rail network operates through Aberdeen providing a link to the central belt and West to the city of Inverness. The property is also ideally located for both the student and the professional employee.







THE PROPERTY

137 CRANFORD ROAD

Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious two bedroom first floor flat, presented to the market in immaculate walk-in condition. 137 Cranford Road enjoys the conveniences of a security entry system, allocated resident's car parking at the rear of the property with a factor being appointed for the upkeep of the communal grounds and internal areas. Offering generous sized accommodation this spacious well present property has been maintained by the present owner continually upgrading when and where required further benefiting from full double glazing gas central heating and a neutral fresh and bright décor throughout.

The accommodation comprises; welcoming hall with excellent storage; living room with a full height window to the front; breakfast kitchen; utility area; 2 double bedrooms; modern bathroom with an over bath shower Immaculate walk-in condition and would suit the student the professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

Residential car parking is available, with further local permit on-street parking.



















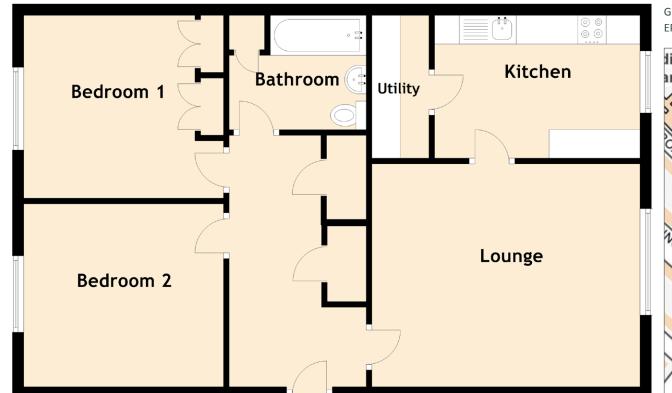






Specifications & Details

LOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

 Lounge
 4.70m (15'5") x 3.90m (12'10")

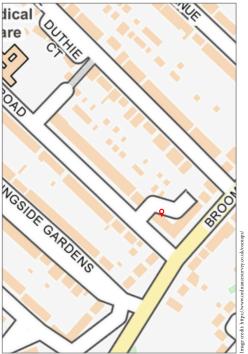
 Kitchen
 3.60m (11'10") x 2.50m (8'2")

 Bedroom 1
 3.50m (11'6") x 3.20m (10'6")

 Bedroom 2
 3.50m (11'6") x 3.20m (10'6")

 Bathroom
 2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 72m² EPC Rating: C







Solicitors & Estate Agents

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