

# 70D Menzies Road

ABERDEEN, AB11 9BH



*IMMACULATE AND SPACIOUS, FIRST-FLOOR FLAT  
WITH TWO BEDROOMS*



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Situated in a desirable location number 70D Menzies Road is presented to the market in an immaculate walk-in condition. The present owner has recently had the property refurbished with a total redecoration of the complete flat with new floor coverings in the main lounge and two bedrooms. The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian communal stairway. Offering generous sized accommodation, with full double glazing and gas central heating throughout. With its walk-in condition, central location this property would be a superb first-time purchase that would suit a professional or a fantastic buy-to-let investment. Early viewing is highly recommended.

The property comprises of internal hallway leading to all other rooms, a well-proportioned lounge, a fitted kitchen with ample floor and wall mounted units, a spacious double bedroom with fitted wardrobes a further double bedroom, and a centrally located bathroom with an electric power shower over the bath.

On-street parking is available locally and in addition, you can also apply for parking permits that can be used locally. The shared rear garden is very well maintained with an area of grass and seasonal flowerbeds with a shared drying area.

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**70D Menzies Road**



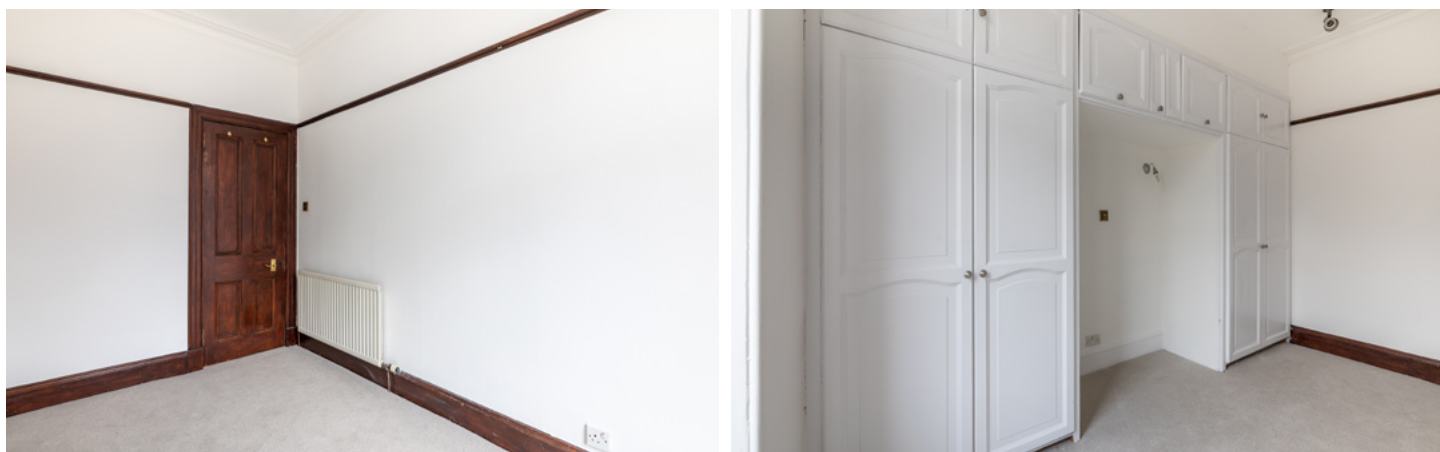
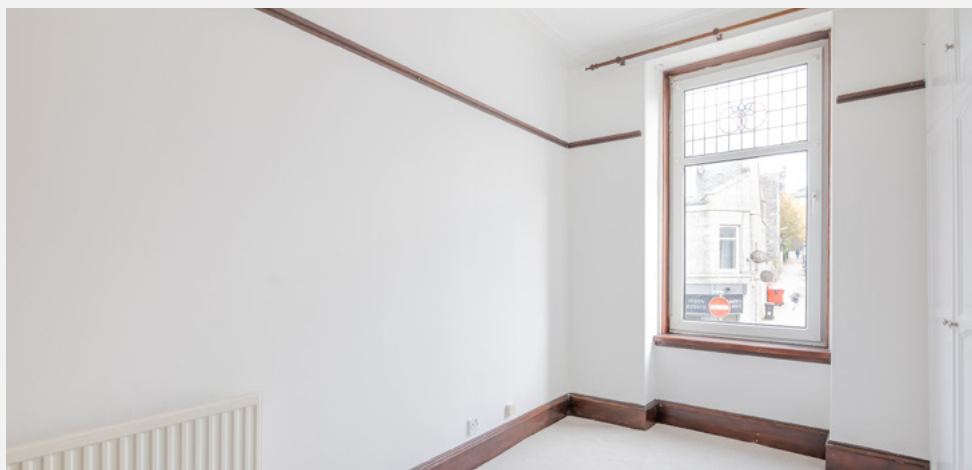
the lounge













**bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	4.00m (13'1") x 2.00m (6'7")
Bathroom	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>

EPC Rating: C









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Menzies Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. Locally there is a choice of primary and secondary education, with a wide range of shops being available locally and an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course.

The City Centre & Union Square is a short walk of approximately 10 minutes, providing all of the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities.

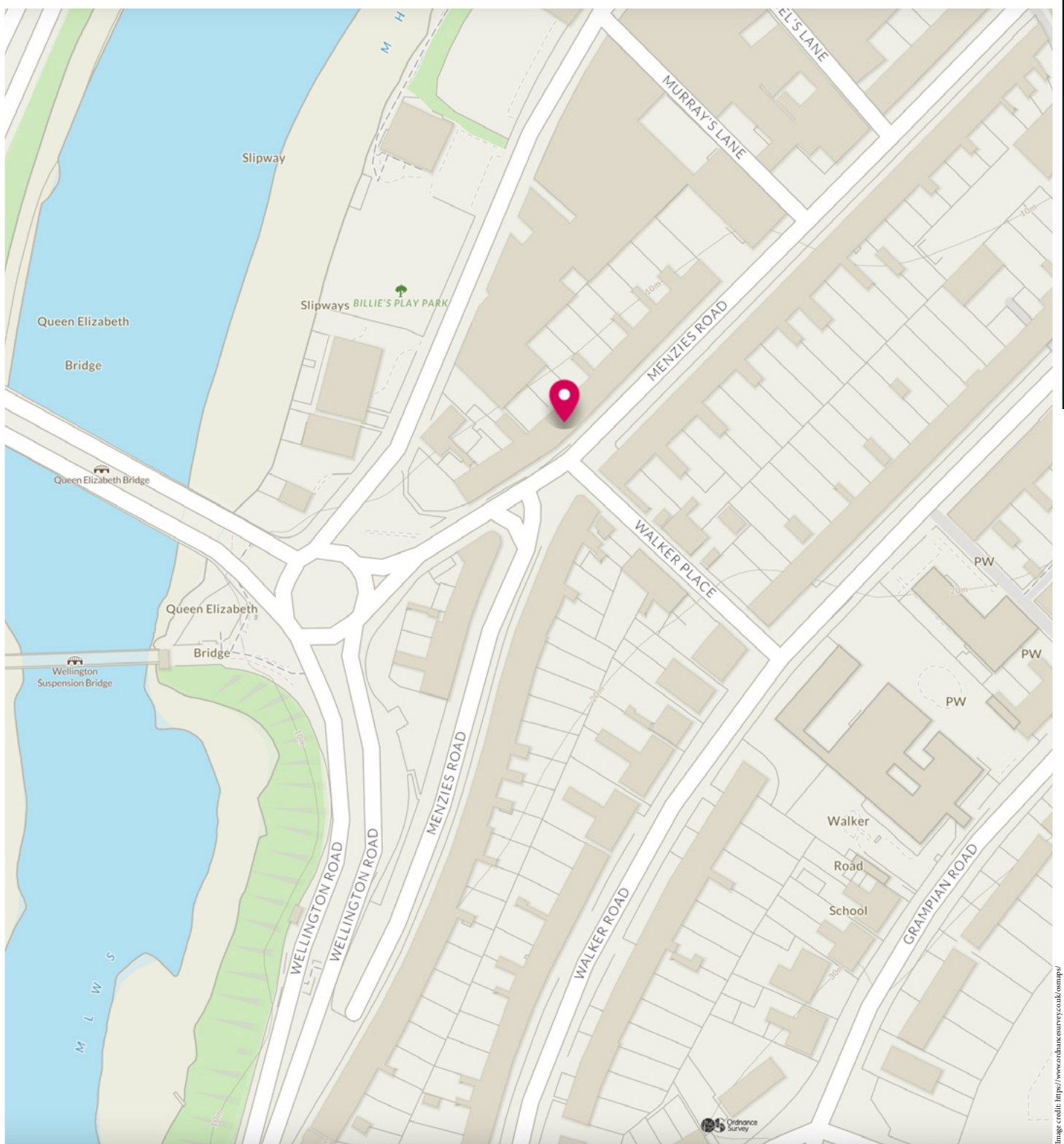
The property and the Torry area is well served with local public transport facilities. With the city offering excellent bus & rail service, with national & international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen.

The property is also ideally located for both the student and the professional employee with the City Centre, Aberdeen University and Robert Gordon University is a short distance from the property.

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## The Location





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