

23G Fraser Road

ABERDEEN, AB25 3UE



*IMMACULATE TWO BEDROOM THIRD
AND TOP FLOOR MODERN FLAT*



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23G Fraser Road communal hallway is protected by a security entry system which is maintained on factored contract along with the outside areas and secure parking.

The apartment itself is beautifully maintained and features gas central heating with a modern boiler replaced only four years ago, double-glazed windows along with tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, a potential first-time purchase or a fantastic buy-to-let.

- Large and extensively floored private attic space with integrated access and electric power
- Spacious bright lounge
- Dining kitchen
- 2 double bedrooms
- Family bathroom
- Full double glazing and gas central heating
- Neutral decor throughout
- Secure entry system, with barrier parking
- Factor in place for maintaining and upkeep communal areas

The property comprises a security entry system leading to a communal stairway: an internal hallway leading to all other rooms, a well-proportioned lounge, a modern fitted dining kitchen with integrated electric oven and gas hob, and free standing fridge/freezer and washer/dryer also included with purchase, 2 double spacious and bright bedrooms.

Completing the accommodation is the stylish bathroom with a shower over the bath.

The property has mains water and drainage, gas and electricity.







Bedroom 1

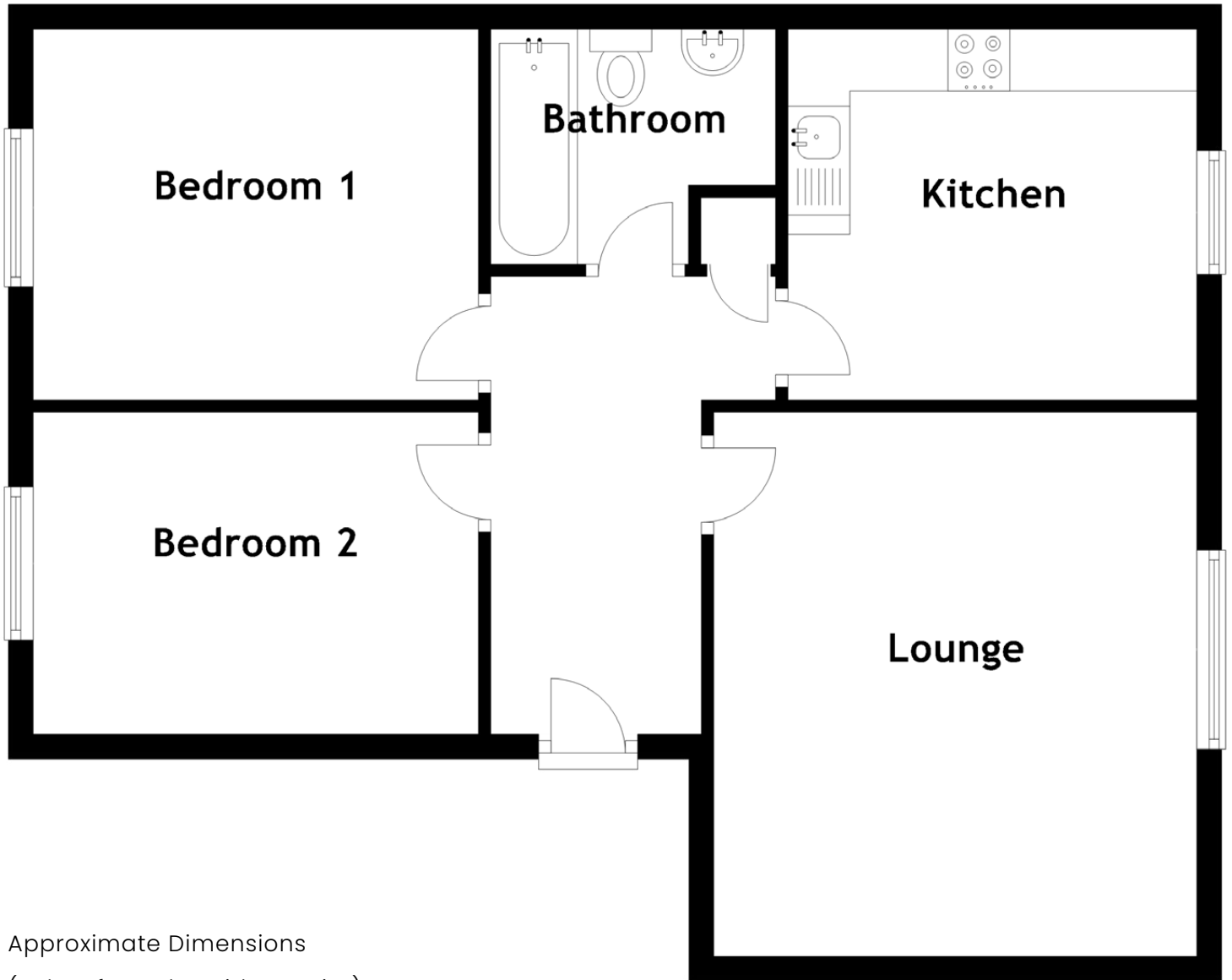




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")	Bathroom	2.30m (7'7") x 1.90m (6'3")
Kitchen	3.30m (10'10") x 3.00m (9'10")		
Bedroom 1	3.60m (11'10") x 3.00m (9'10")	Gross internal floor area (m ²): 59m ²	
Bedroom 2	3.60m (11'10") x 2.60m (8'6")	EPC Rating: C	

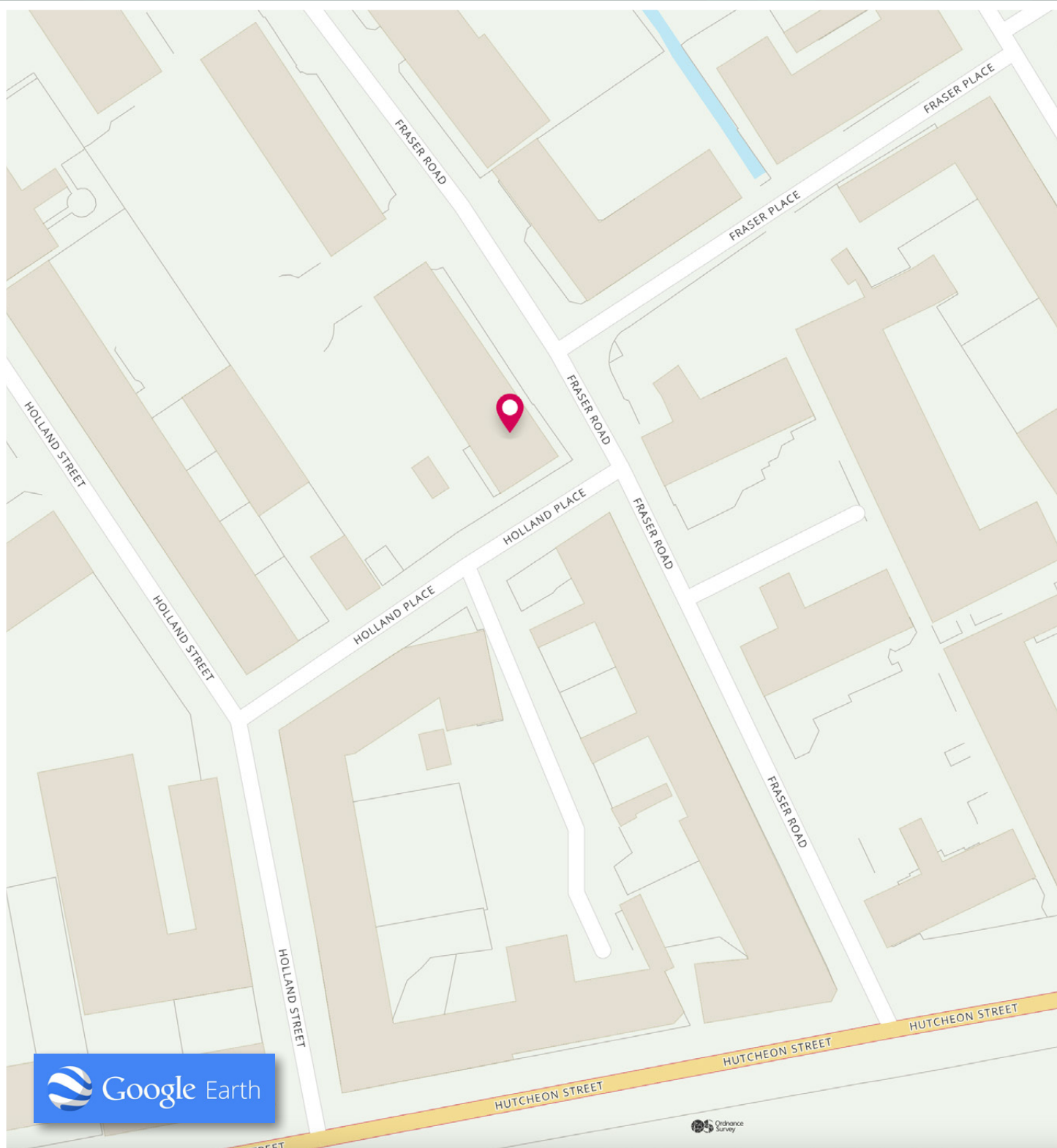


The city centre is some ten minutes walk from Fraser Road with regular public transport to this and many parts of the city and beyond.

The city provides all the amenities one would expect with modern-day city living, including many 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 many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering additional excellent bus and rail service as well as national and international flights from Dyce 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 the student and the professional employee with Aberdeen University, Aberdeen College and Foresterhill Hospital nearby.

The Location



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Part
Exchange
Available



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