

# Flat 30 Fraser House

9 MARKET STREET, ABERDEEN, ABERDEENSHIRE, AB11 5PD



*This ultra-modern property is immaculate and in walk-in condition, set in Fraser House on Market Street*



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McEwan Fraser Legal is thrilled to present this one-bedroom top floor flat fully furnished (excluding TV) and ready for immediate occupation. Set in Fraser House on Market Street, which is effectively 1-minute walking distance of Aberdeen Union Street. Conveniently there are bus stops close by on Market Street and Union Street. This ultra-modern property is immaculate and is in walk-in condition. The property benefits from uPVC double glazing and all-electric heating.

# THE LOUNGE/KITCHEN



The accommodation comprises a small entrance hall, and a sizeable welcoming lounge/kitchen. The fully-fitted kitchen (John Lewis) has excellent cupboard space, a Neff ceramic hob, electric oven, washing machine, dishwasher, fridge/freezer and microwave.



There is a large double bedroom with double wardrobe storage and a good-sized modern bathroom with shower over bath.

This top-end apartment is pristine, perfect for a first-time buyer or increasing your buy-to-let portfolio. Viewing is essential to appreciate the quality, condition and location.

## THE BEDROOM

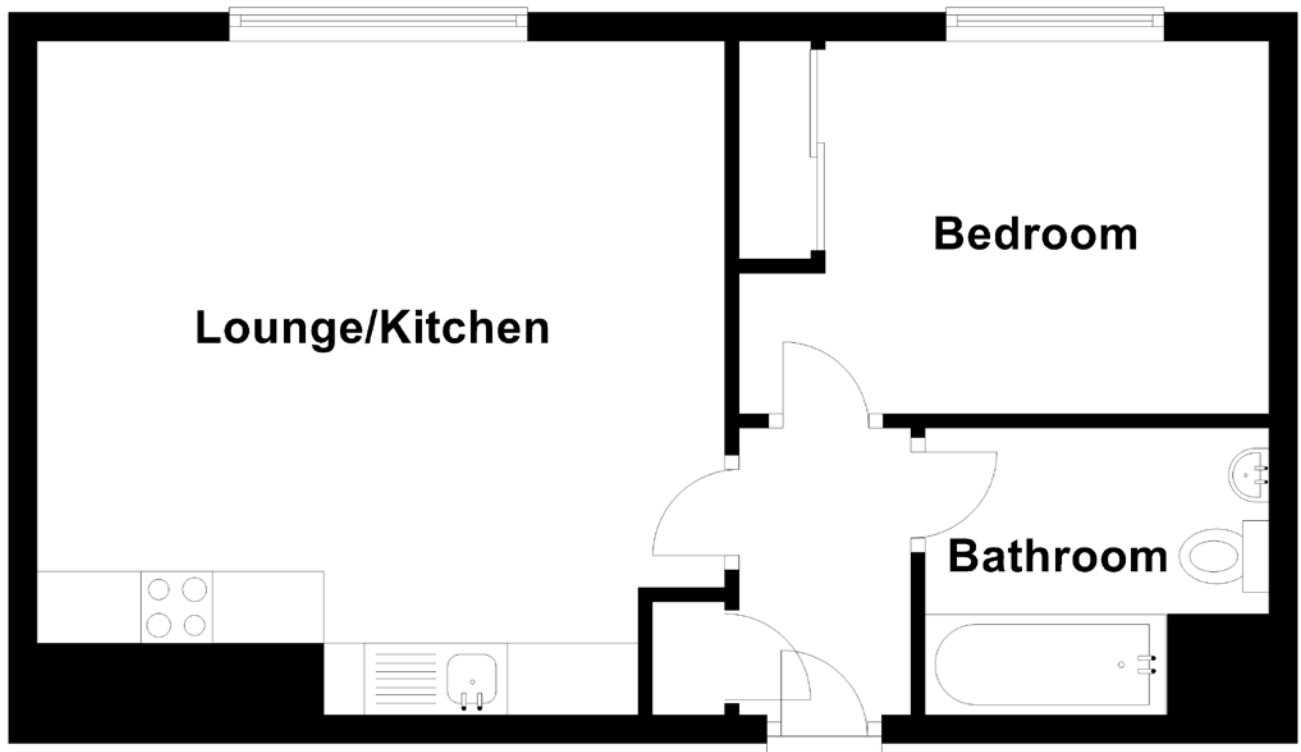




# THE BATHROOM



# FLOOR PLAN, DIMENSIONS & MAP



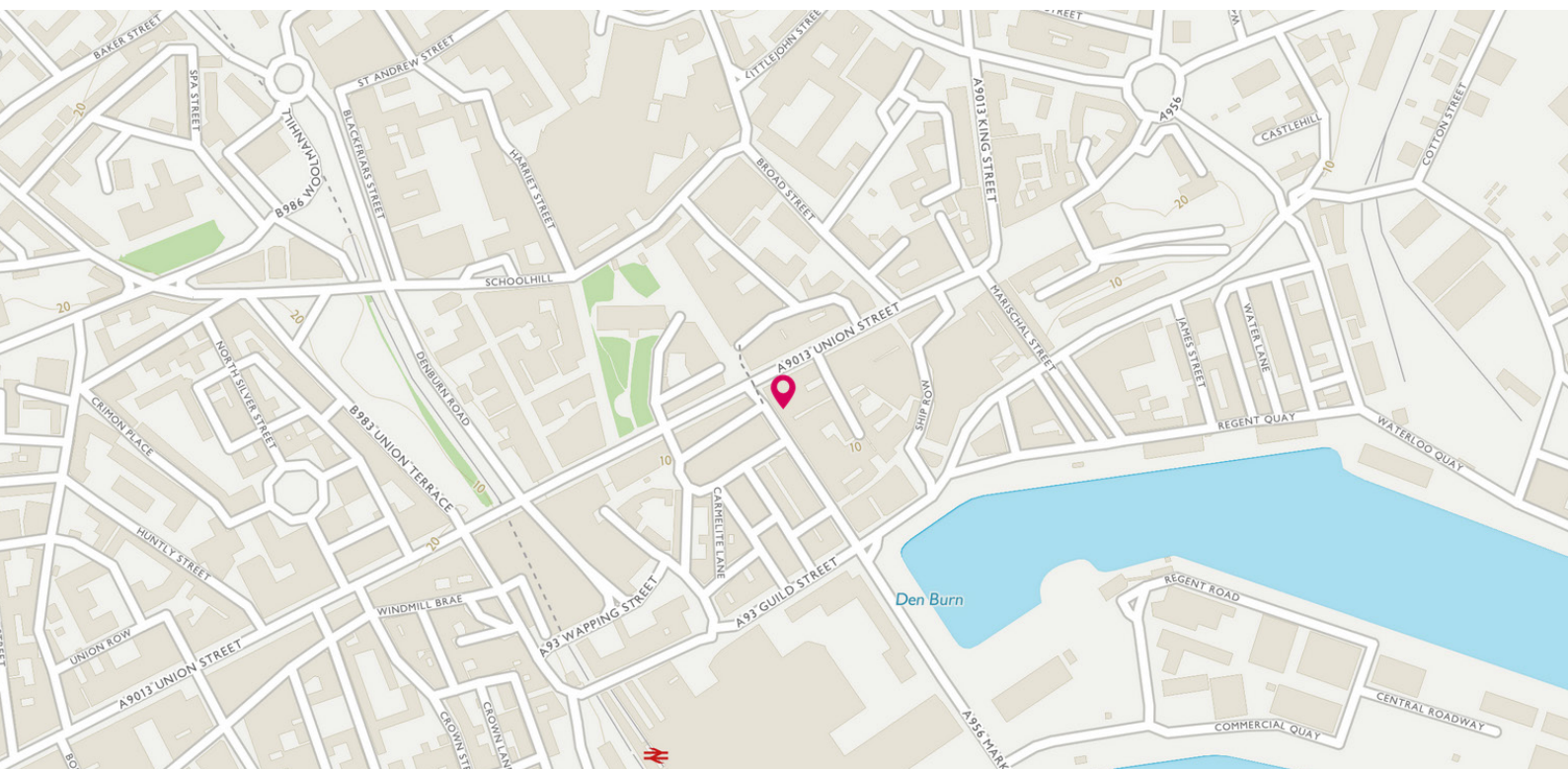
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.80m (15'9") x 4.60m (15'1")
Bedroom	3.70m (12'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>

EPC Rating: C

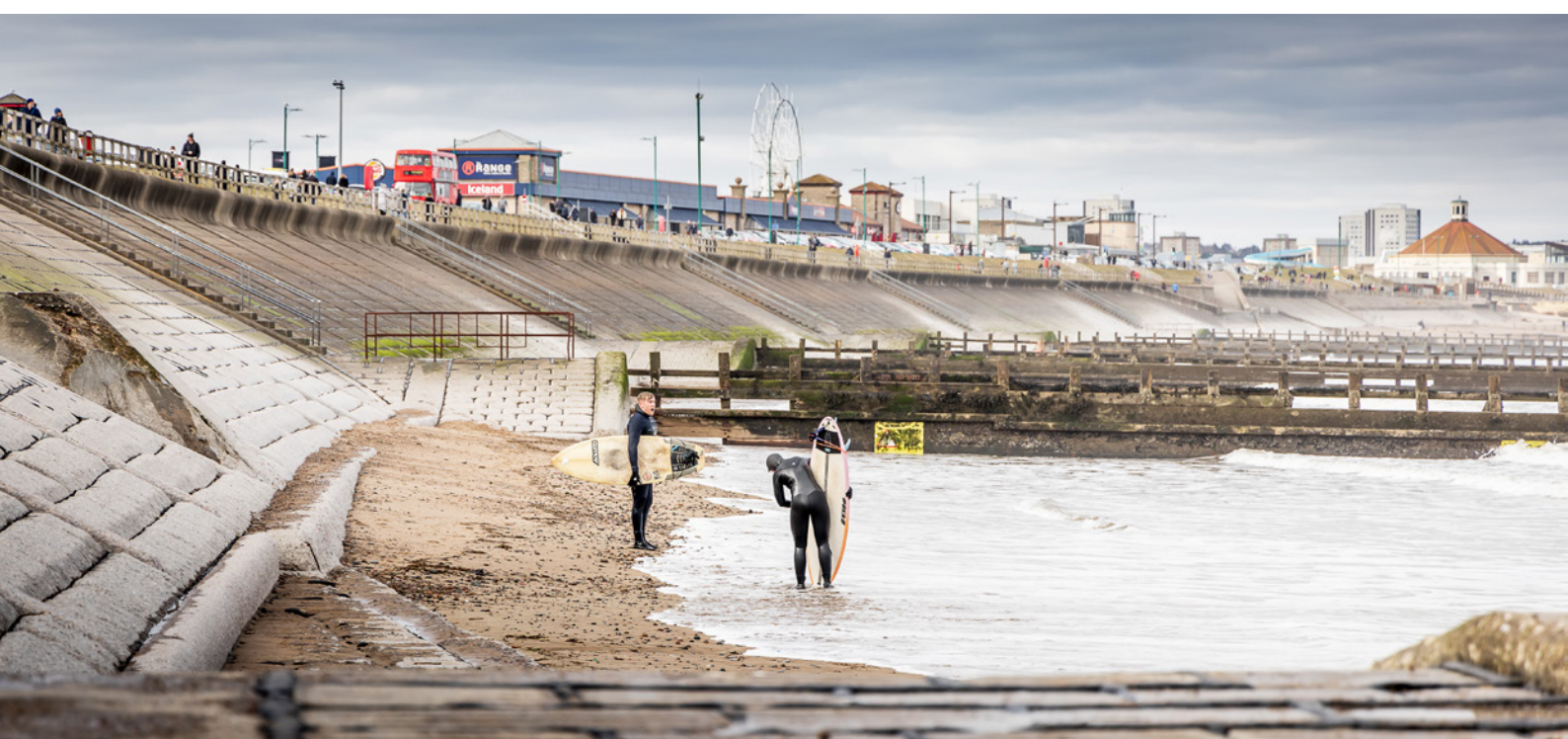
Extras (Included in the sale): All furnishings and fittings are available by separate negotiation (excluding TV).





# THE LOCATION

Market Street Aberdeen is a popular residential area almost on Union Street. A sought after location, just a few minutes from the heart of Aberdeen city centre.







Aberdeen has fabulous amenities, including various pubs, clubs, restaurants, theatres, and cinemas to enjoy, alongside superb educational and recreational facilities. The area is well served by local shops and excellent local public transport facilities. Close to many arterial routes, and accordingly, most parts of the city are easily accessible. The town offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The East Coast Rail network links the central belt. The property is also ideally located for both the student and the professional. Aberdeen University and the Harbour are a short walk from the property.

**McEwan Fraser Legal**

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Part  
Exchange  
Available



Text and description  
**SCOTT MARSHALL**  
Surveyor



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**ALLY CLARK**  
Designer

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