




McEwan Fraser Legal

Solicitors & Estate Agents

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396 Great Western Road

ABERDEEN, AB10 6NR



The Location

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This amazing property is situated in a most desirable location in Aberdeen's West End. This picturesque tree-lined street with its variety of magnificent Victorian built properties and prestigious residential area is a must view.

Located in a fantastic catchment area for some exceptional and highly regarded primary and secondary schools and within the vicinity of an excellent range of private schools, colleges and University's that Aberdeen has to offer. Locally there are good public transport facilities and a range of local amenities, hotels and restaurants. The property is also ideally suited for the main Aberdeen ring road which provides commuting to both the north and the south of the city where many of the oil-related industries offices and complexes are located.

The city centre is approximately 1.5 miles to the east of the property and is easily commutable and is well served by regular local transport. The city provides all that one would expect from 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 multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport approximately six miles to the north. The main East Coast Rail network operates from Aberdeen providing a link to central belt the south and beyond.



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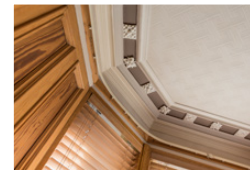
Forming part of a substantial granite period property in the popular district of Mannofield number 396 Great Western Road is a bright and spacious self-contained double upper apartment. Located in a desirable residential location and within easy reach of most local amenities.

The apartment has recently been redecorated in a neutral decor with co-ordinating woodwork, deep moulded skirtings and panelled doors. High corniced ceilings, picture rails, with a working fireplace and bay window in the spacious lounge contribute to the charm and character. Further benefiting double glazing and gas central heating.

The entrance hall has original mosaic tiled flooring and a carpeted staircase leading to the half landing and first floor. Situated off the half landing is the spacious four-piece family bathroom

with separate shower cubical. The lounge is full of grandeur, a huge bay window floods this stunning room with natural light, traditional fireplace with open fire grate and high corniced ceiling. The newly fitted dining kitchen is located to the front of the property and comprises of a range of wall and base storage units with co-ordinating worktops and some integrated appliances. The spacious master bedroom is at the rear of the property and completes this floor. Enter through a doorway with a carpeted staircase continuing to the second floor where you will find a further large double bedroom with an additional double bedroom. There is a cupboard located on the landing that houses the central heating boiler.

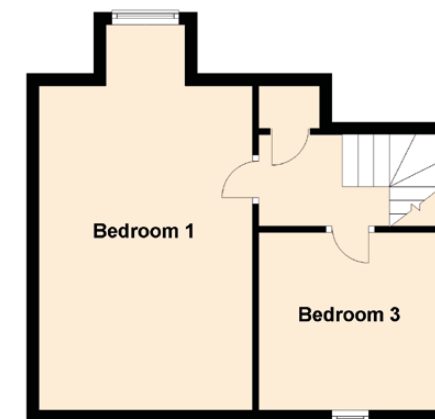
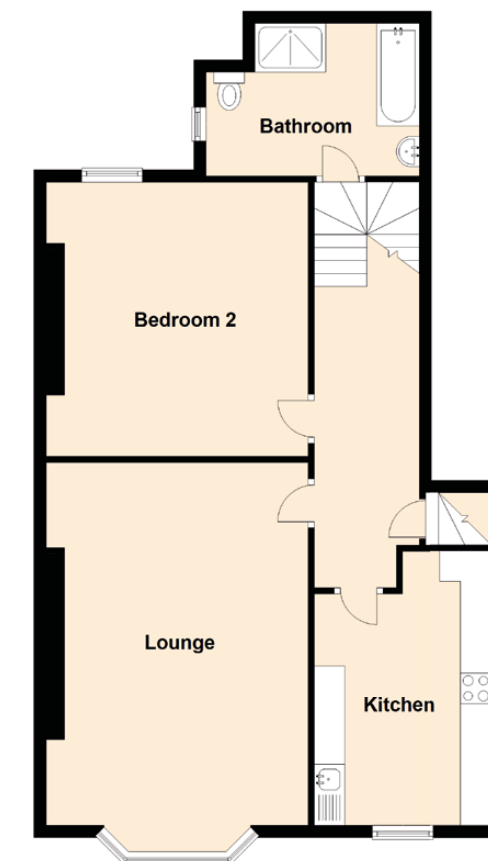
Free on-street parking is available on surrounding streets around Great Western Road.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.95m (19'6") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 2.90m (9'6")
Bedroom 1	6.30m (20'8") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 2.00m (6'7")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	3.50m (11'6") x 2.50m (8'2")

Gross internal floor area (m²): 114m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings, as are the integrated appliances. All other soft furnishings are by separate negotiation.

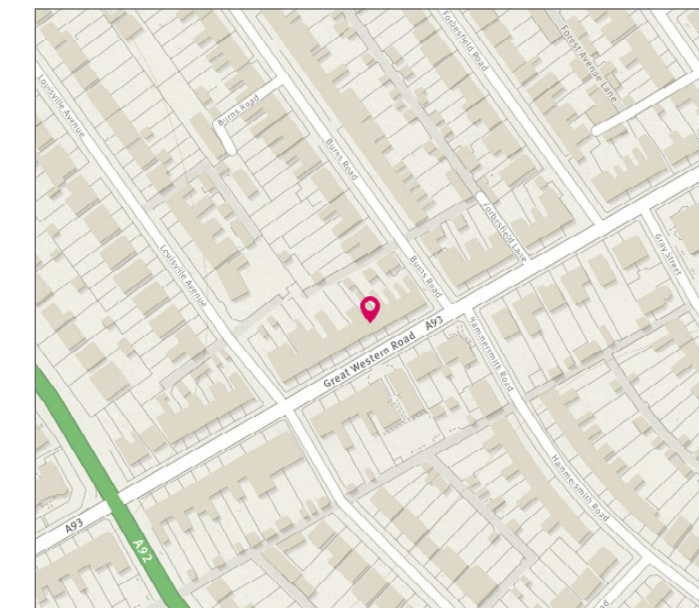


Image credit: <http://www.ordnancesurvey.co.uk/omaps/>



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