




McEwan Fraser Legal

Solicitors & Estate Agents

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79 Berryden Road

ABERDEEN, ABERDEENSHIRE, AB25 3SF

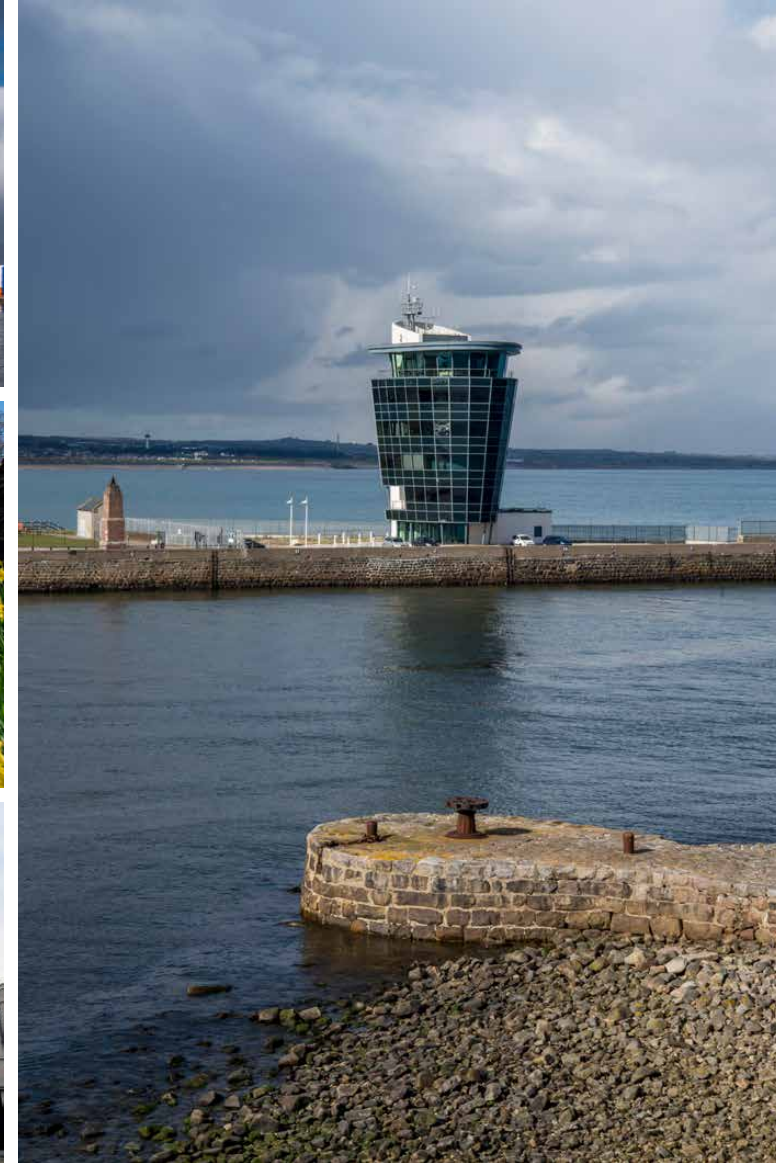


A B E R D E E N

Berryden Road is located to the north of Aberdeen within a desirable residential area and is just minutes from the stunning sports village and Olympic swimming pool. The location is extremely convenient for Foresterhill Hospital complex and Aberdeen University.

You are only a stone throw away from the Berryden Retail Park which has an array of shopping malls, a Pure gym and more. You also have the added bonus of being just a few minutes from the heart of the city centre which provides 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 many more 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 further 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 both Aberdeen University and Aberdeen College and two of the city's major hospitals nearby. The fantastic beach and the Beach Boulevard are within walking distance.



79 BERRYDEN ROAD

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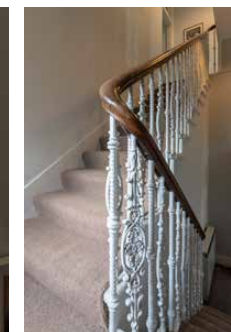
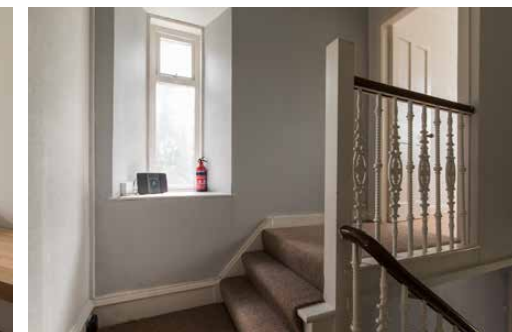
79 Berryden Road is a self-contained double upper flat, close to public transport, the university, hospital and retail outlets. Upon entering you are greeted by a spacious hallway. Positioned to the front, the large lounge has an elegant bay window which allows natural light to flow into the room, while a feature fireplace provides a centrepiece. To the rear sits an impressive modern kitchen, a breakfast bar allows impromptu dining. The kitchen benefits from an integrated microwave, oven, gas hob and stainless steel extractor fan. There are a good range of base and wall mounted units complimented by contrasting work surfaces.

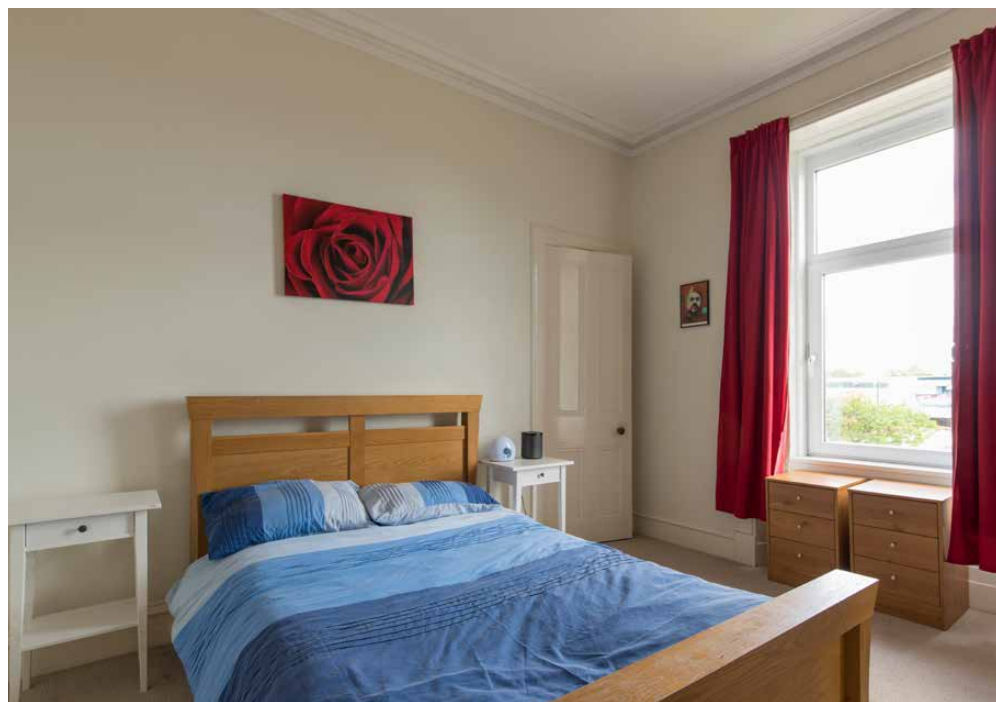
There are two double bedrooms, one to the front and one to the rear that both have plenty space for free standing furniture. Completing the internal accommodation is the modern bathroom with shower head off the mains over the bath and with a heated towel rail.

An additional few stairs lead you to an extra room to be used as an excellent study/office or storage room. Plus the added extra of the attic space which houses the boiler and provides extra storage.

Externally to the rear, there is a good sized, fully enclosed shared garden which is ideal for al fresco dining and outdoor entertainment.

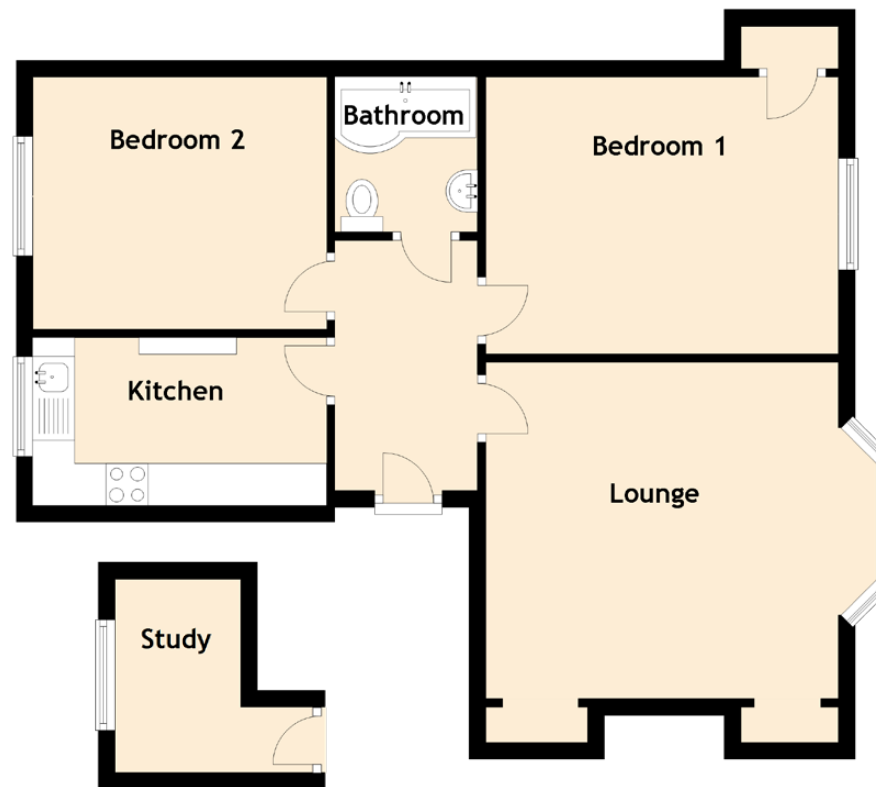
Early viewing is essential in order to fully appreciate the accommodation on offer and avoid inevitable disappointment.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

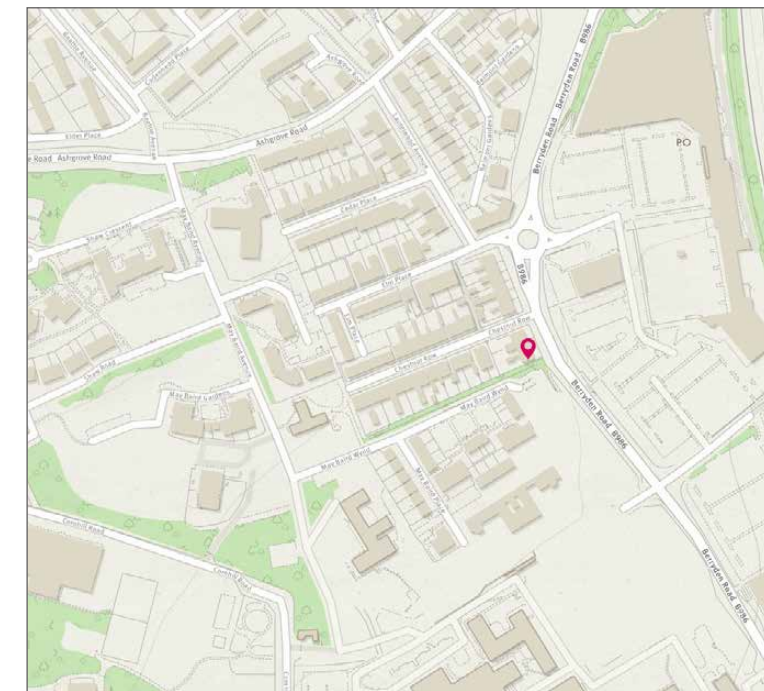


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 2.00m (6'7")
Study	2.30m (7'7") x 1.49m (4'11")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 73m² | EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds are to be included in the sale. Any other item may be made at separate negotiation.





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**Part
Exchange
Available**

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