




McEwan Fraser Legal

Solicitors & Estate Agents

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74 Merkland Road East

ABERDEEN, AB24 5PZ



ABERDEEN

74 Merkland Road East Aberdeen is located to the north of Aberdeen city centre within a popular and prime location, minutes from a main arterial route making all parts of the city easily accessible.

Aberdeen University Campus the Sports Village, with recently open Aquatics Centre, are within walking Distance. You are also just a few minutes from the heart of Aberdeen city centre, providing 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 theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a list of activities for the outdoor enthusiast.

The property and area are well served with local shops and local public transport facilities. With the city offering further excellent bus and rail service, national and international flights being provided 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 city centre being close by. The beach and the Beach Boulevard are within walking distance from this fantastic property.

74 MERKLAND ROAD EAST

Forming part of a much sought after development, an opportunity to purchase an exceptionally spacious two bedroom second floor flat, presented to the market in a walk-in condition.

74 Merkland Road East enjoys the convenience of a security entry system, residents car parking with a factor being appointed for the upkeep of the communal grounds and internal areas.

Offering generous sized accommodation this spacious well-presented property has been maintained with the present owner continually upgrading. Most recently a newly fitted combi gas central heating system, partial new floor coverings where required, further benefiting from full double glazing and supporting a fresh, bright colour scheme throughout.

The internal accommodation consists of a spacious lounge, dining kitchen with multiple wall and base mounted units, two double bedrooms with built-in wardrobes, and a spacious bathroom with power shower over the bath. There are also ample storage cupboards throughout the property.

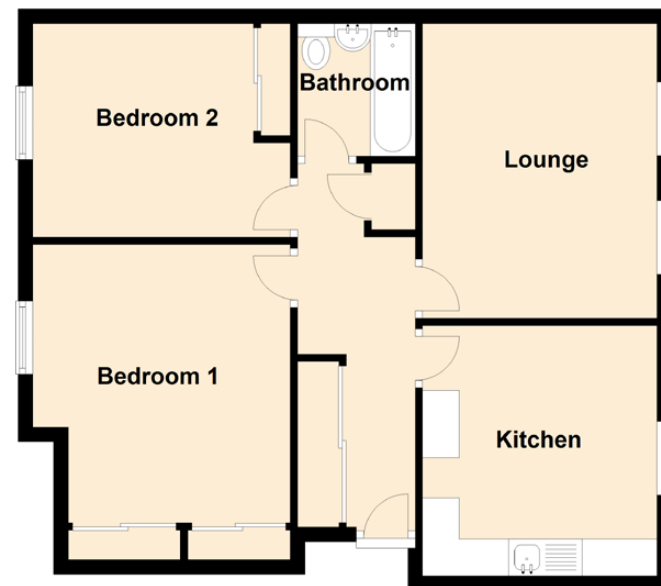
Residential car parking is available, with further on-street parking.

With its prime location, this property would suit the students, professionals or a fantastic buy-to-let investment. Early viewing is highly recommended.





SPECIFICATIONS



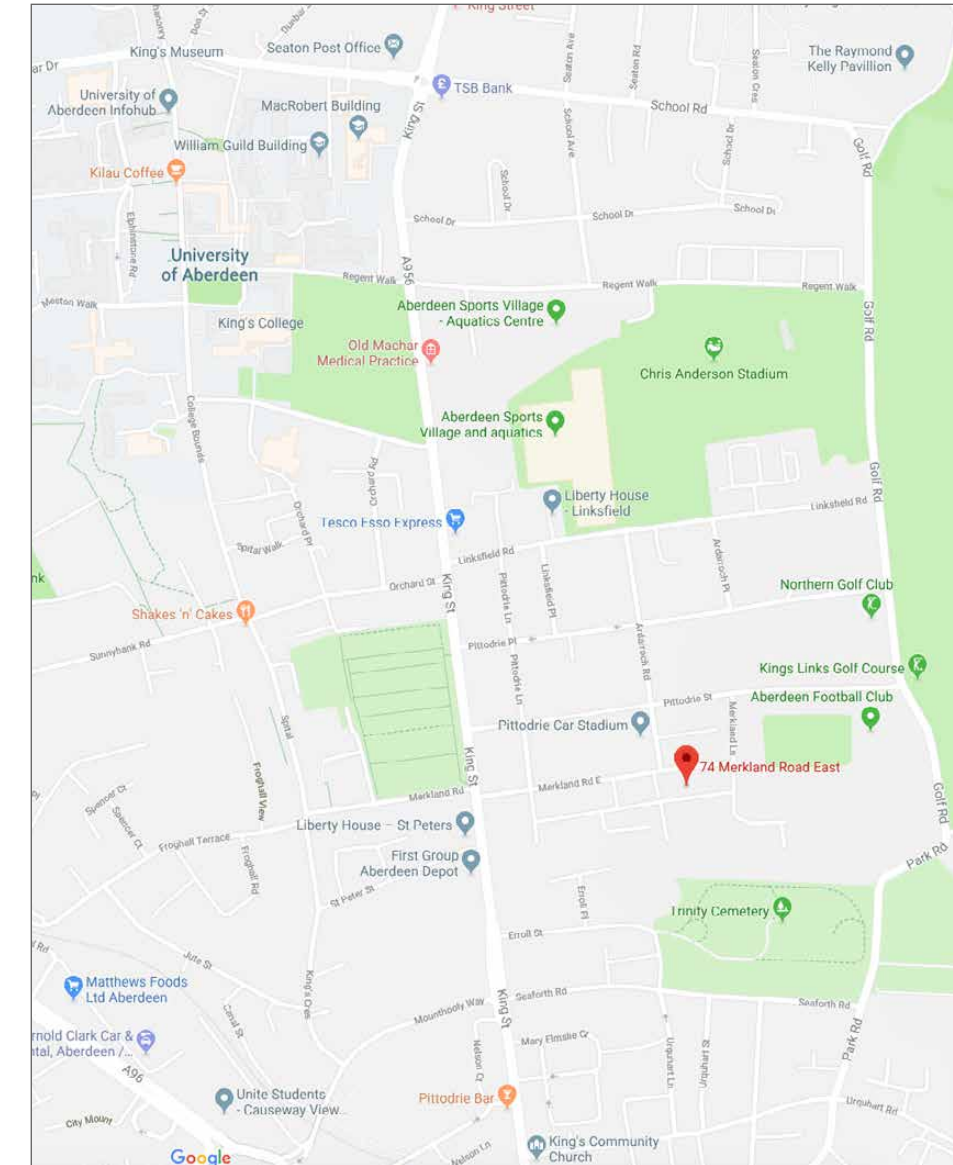
Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Bedroom 1	3.80m (12'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²) - 70m²

EPC Rating - B

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, curtains, blinds and light fittings.






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Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
HAYLEY MATEAR
 Designer