



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**544 George Street**  
ABERDEEN, AB25 3XL



## THE LOCATION



George Street is positioned a short distance from the University of Aberdeen, Robert Gordon University and Cornhill Hospital. Situated just off the main arterial route running north to south with excellent regular local transport links, you are minutes from the heart of Aberdeen City Centre, which provides access to all the amenities 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.

Aberdeen is renowned for superb educational and recreational facilities. A huge range of indoor and outdoor activities are on your doorstep, all of which are within easy reach of the property.

Aberdeen has superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.



# 544 GEORGE STREET

McEwan Fraser Legal are pleased to present this well-appointed three-bed flat, which occupies the full first floor, to the open market. It is located quite near to the City Centre, and close to many local amenities. It is a five-minute walk to a major supermarket and several convenience stores.

The property benefits from full double-glazing, gas central heating, and a secure entry system. The present owners have upgraded, modernised and decorated throughout providing a superb walk-in property for the first time buyer, student or parents of students, or buy- to let- investor. The accommodation includes a communal hallway with a security entry system.

On entering the property you have a bright stairway and rear door leading to communal garden and series of shared sheds.

The apartment has a light and airy lounge offering generous floor space for an array of furniture styles, alcove shelving, and finished with brand new carpet and fresh paint.

The recently installed Allendale shaker-style kitchen is set to the rear of the property with garden views. Here you have a number of wall and base- mounted units, new LAMONA induction hob, oven, and extractor fan. The kitchen is finished with vinyl -flooring and neutral paint.

Freshly presented is the extremely spacious shower room, with raised enclosure, white WC and wash hand basin with aqua panelling splashback and modern chrome heated towel rail.

To the opposite end of the property, you will find three exceptionally sized double bedrooms. Bedroom one provides adequate floor space for a range of free-standing bedroom furniture, and bedroom two benefits from two alcoves, one with clever shelves in place. The third bedroom is set to the rear and benefits from a single- store cupboard and again provides sufficient floor space. New carpets and floor coverings have been laid throughout in the recent renovation. (June 2019)

Smoke alarms are installed throughout.

The property also has current certificates for both Electricity and Gas.

Early viewing is highly recommended.





# BEDROOMS & BATHROOM



# THE DETAILS



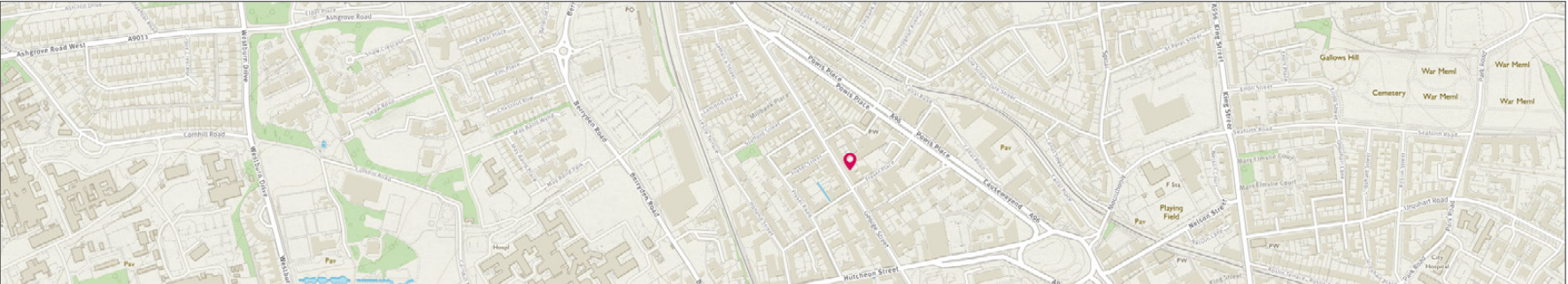
Approximate Dimensions (Taken from the widest point)

Kitchen	3.90m (12'10") x 1.90m (6'3")
Lounge	3.90m (12'10") x 3.80m (12'6")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bedroom 3	3.90m (12'10") x 3.60m (11'10")
Shower Room	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 75m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings, and shades will be included as part of the sale.  
All other soft furnishings are by separate negotiation.







# McEwan Fraser Legal

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Text and description  
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 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
 Designer