

5 Kittybrewster Square

ABERDEEN, AB25 3DB



Executive Apartment Desirable Residential Location. Private Parking with Security Entry System Close to all Amenities



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McEwan Fraser Legal is delighted to bring to the market this beautiful modern one-bedroom apartment, located within a small exclusive development and completed to an exceptionally high specification.

Kittybrewster Square is situated in an area well served by local shops, cafes and amenities, with regular public transport by various arterial routes, offers easy access to all parts of Aberdeen, particularly its Universities, ARI complex and city centre some of which are within walking distance.

The main communal hallway is protected by a security entry system which is maintained on contract along with the landscaped garden and secure parking areas.

This bright and airy apartment has been cleverly designed to allow the sunlight to flood the property with natural light, the current owner has also upgraded the apartment with recent kitchen and bathroom replacements, the decor and property have been beautifully maintained and features gas central heating, double glazed windows, providing a truly excellent purchase that would suit the professional couple, potential first-time purchase, or an executive buy to let.

THE ENTRANCE



THE LOUNGE



The property comprises an entrance hallway with a large storage cupboard, allowing access to all further accommodation. The spacious lounge enjoys a pleasant outlook and is filled with natural light. The modern kitchen has been fitted with a wide range of base and wall units offering plentiful storage and work surfaces, with a stylish breakfasting bar being a useful addition.



THE BALCONY



THE KITCHEN

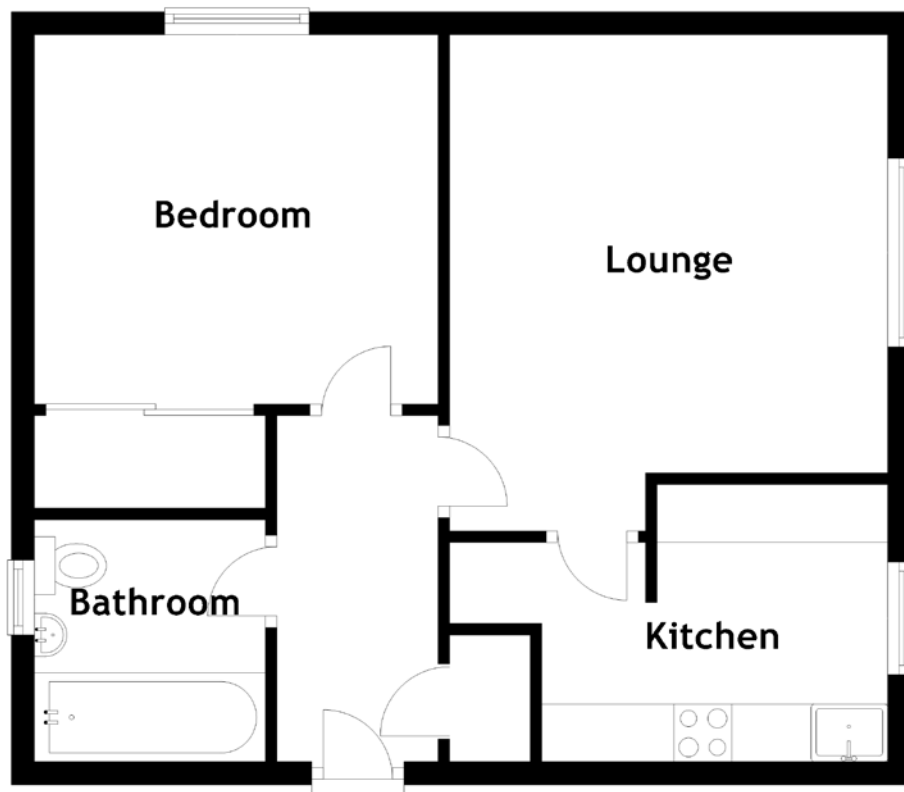


The double bedroom benefits further from a neutral colour scheme with fitted mirrored wardrobes. Completing the accommodation is the stylish bathroom with a shower over the bath.

THE BEDROOM & BATHROOM



FLOOR PLAN, DIMENSIONS & MAP



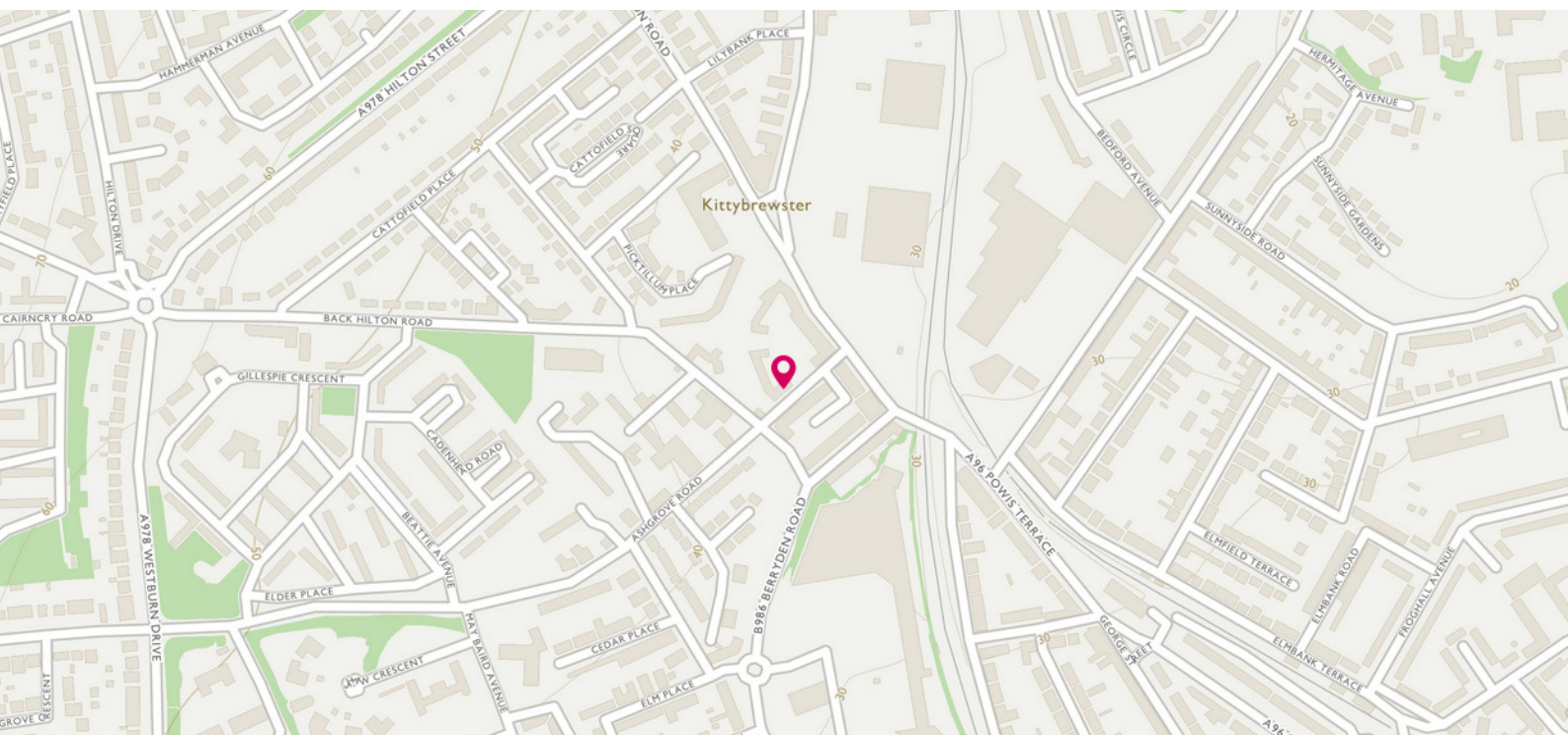
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.40m (7'11")
Bedroom	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 49m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale.



THE LOCATION

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 Aberdeen University, Aberdeen College and Fosterhill Hospital nearby. The fantastic beach and the Beach Boulevard are also close by.

The city 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 some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

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Exchange
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