

45 Morningfield Mews

ABERDEEN, AB15 4ER



*An impressive conversion of a traditional granite building,
the centrepiece of the Morningfield Mews Development*



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McEwan Fraser Legal is delighted to bring this stunning, high-end apartment to the market, part of an impressive conversion of a traditional granite building, the centrepiece of the Morningfield Mews Development. This attractive executive two bedroom ground floor apartment provides high-quality, spacious modern living accommodation. Whilst modernised, the height of the ceilings identifies it clearly as a Victorian listed building.

THE LOUNGE/DINER



The layout at 130m² is exceptionally spacious, with the living areas having a bright, southerly aspect. The lounge/dining Area has the additional feature of a mezzanine gallery which could fulfil several roles.



THE KITCHEN



The kitchen is well-appointed with various appliances, all included in the price.



Both double bedrooms are exceptionally spacious, and there is an en-suite shower room for the master bedroom. A three-piece bathroom with shower over the bath completes the accommodation internally.

Key features include full double glazing, gas central heating, a security entry telephone system and an allocated private car parking space.

THE BATHROOM



THE MASTER BEDROOM



This attractive executive two bedroom ground floor apartment provides high-quality, spacious modern living accommodation



BEDROOM 2



Externally there is an exclusive car parking space and visitors' car parking. Communal garden grounds and bicycle shed. A factoring arrangement is in place for the building and grounds upkeep.

The property is in immaculate walk-in condition and is a rare opportunity to acquire a high-end west end residence.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

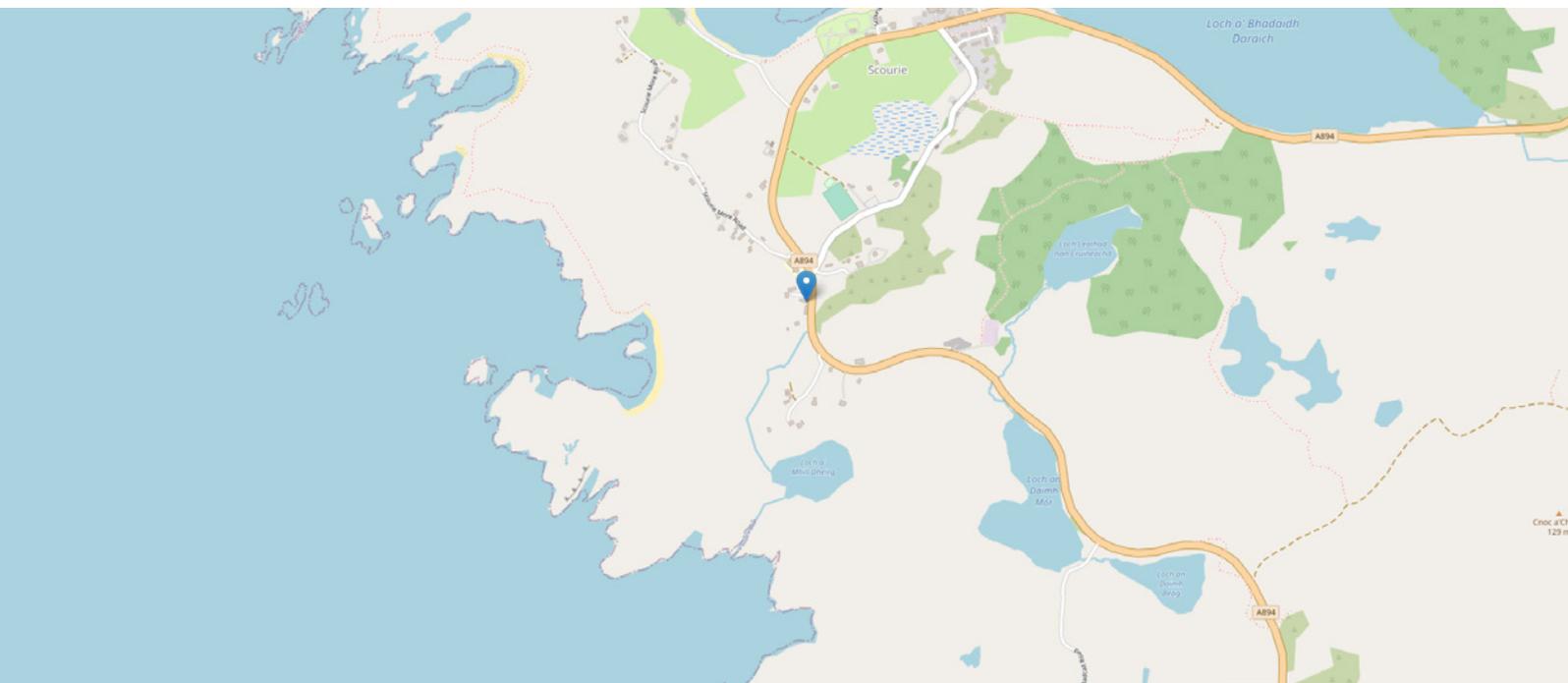
Lounge/Dining Room	7.65m x 3.91m (25'1" x 12'9")
Kitchen	4.17m x 2.57m (13'8" x 8'5")
Master Bedroom	5.46m x 5.08m (14'11" x 16'8")
En Suite	3.06m x 1.86m (10' x 6'1")
Bedroom 2	5.90m x 2.94m (19'4" x 9'7")

Bathroom

2.10m x 1.82m (6'10" x 5'11")

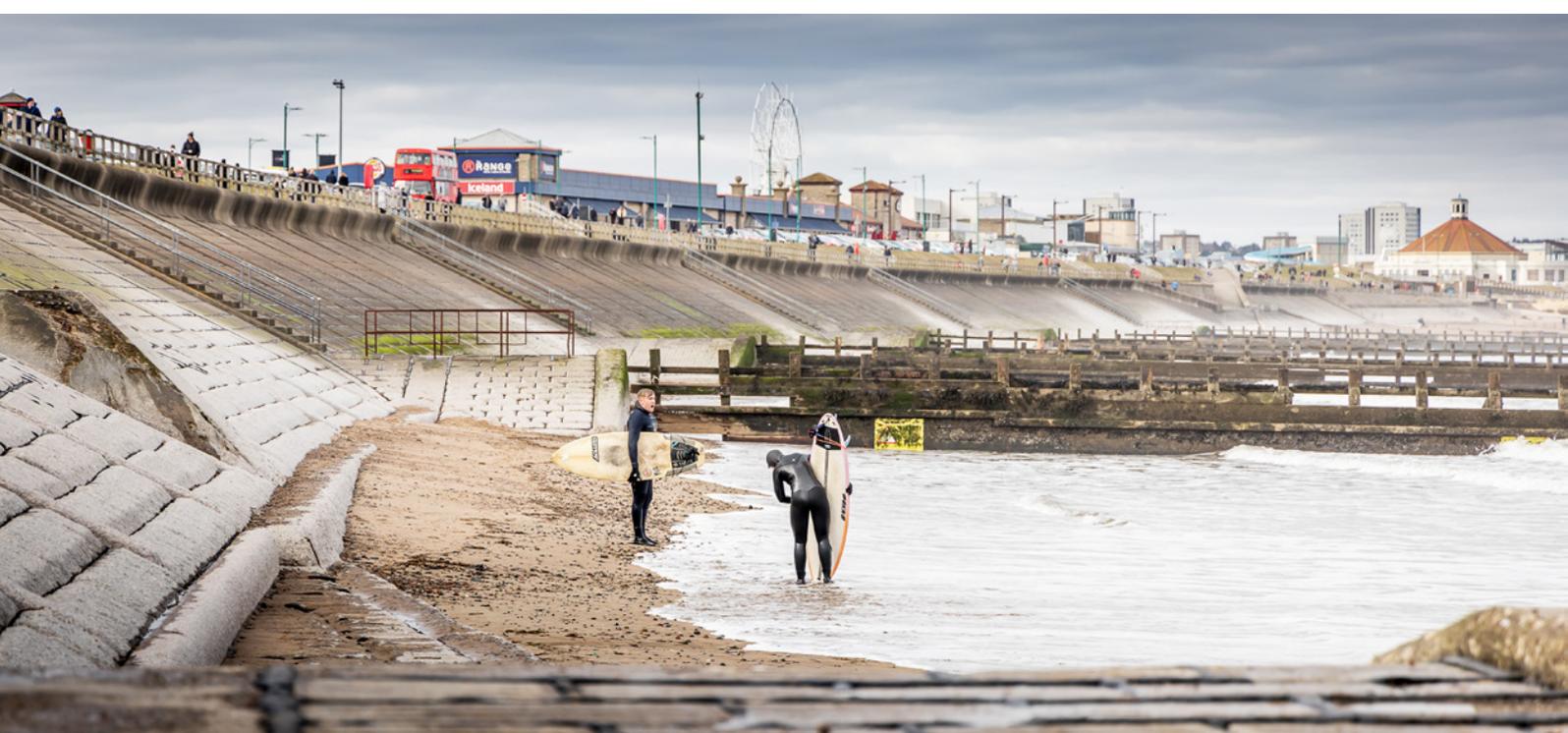
Gross internal floor area (m2): 130m²
EPC Rating: C

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



THE LOCATION

This fantastic property is situated in a prestigious location in Aberdeen's West End, a picturesque tree-lined street with many magnificent Victorian built properties.





There is a pedestrian gated access to Kings Gate, which has a secure coded lock to restrict access along with car access onto Morningfield Road, which is gated. The city centre is 1.5 miles there are excellent public transport links and a range of local amenities, Hotels and Restaurants. The property is also ideally suited for the main Aberdeen inner ring road, which provides commuting to the north and the south of the city, including most business parks, Aberdeen Hospitals Complex, and the Bridge of Dee retail and leisure facilities.

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