



PARTIALLY FURNISHED MODERN TWO-BEDROOM FLAT



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McEwan Fraser Legal is delighted to present this spacious (65m²), modern two-bedroom flat partially furnished (separate negotiation) and ready for immediate occupation. The property benefits from gas central heating, double glazing, and a secure door entry system is in excellent condition and is set on George Street close to the main shopping centre.

The accommodation comprises a long entrance hall, sizeable welcoming lounge with full height windows and a large modern, fully fitted kitchen, two double bedrooms, a modern double shower room. The kitchen is surprisingly large and has excellent cupboard space, a Lamona ceramic hob, electric oven, washing machine, fridge/freezer and microwave. The carpeted lounge has sufficient space for a dining table. Conveniently there are bus stops close by on St Andrews Street.

This comfortable apartment is perfect for those working in the city centre, first-time buyers or increasing your buy-to-let portfolio. Viewing is essential to appreciate the size, condition and location.

137H George Street,







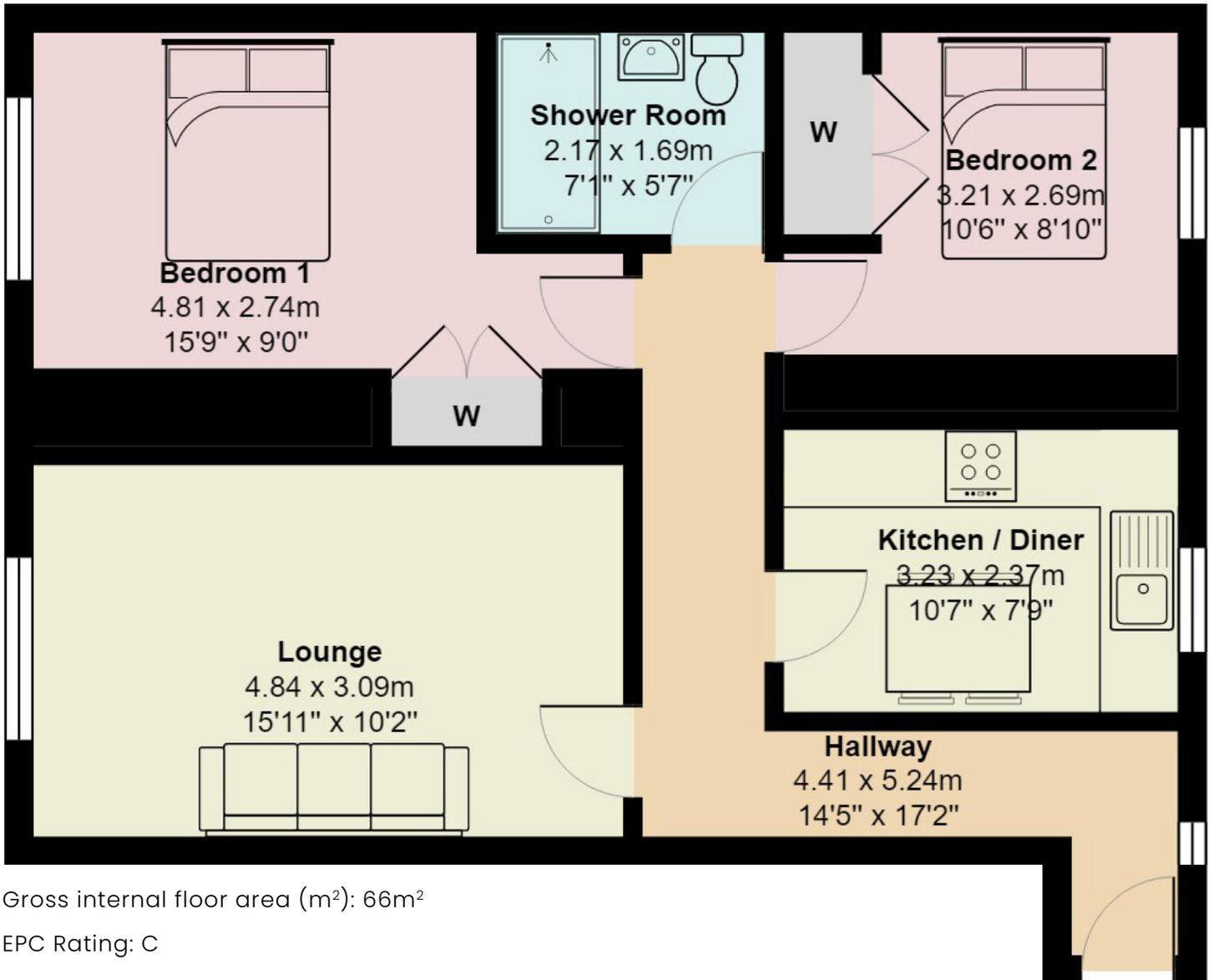
Bedroom 1





Bedroom 2





Gross internal floor area (m²): 66m²

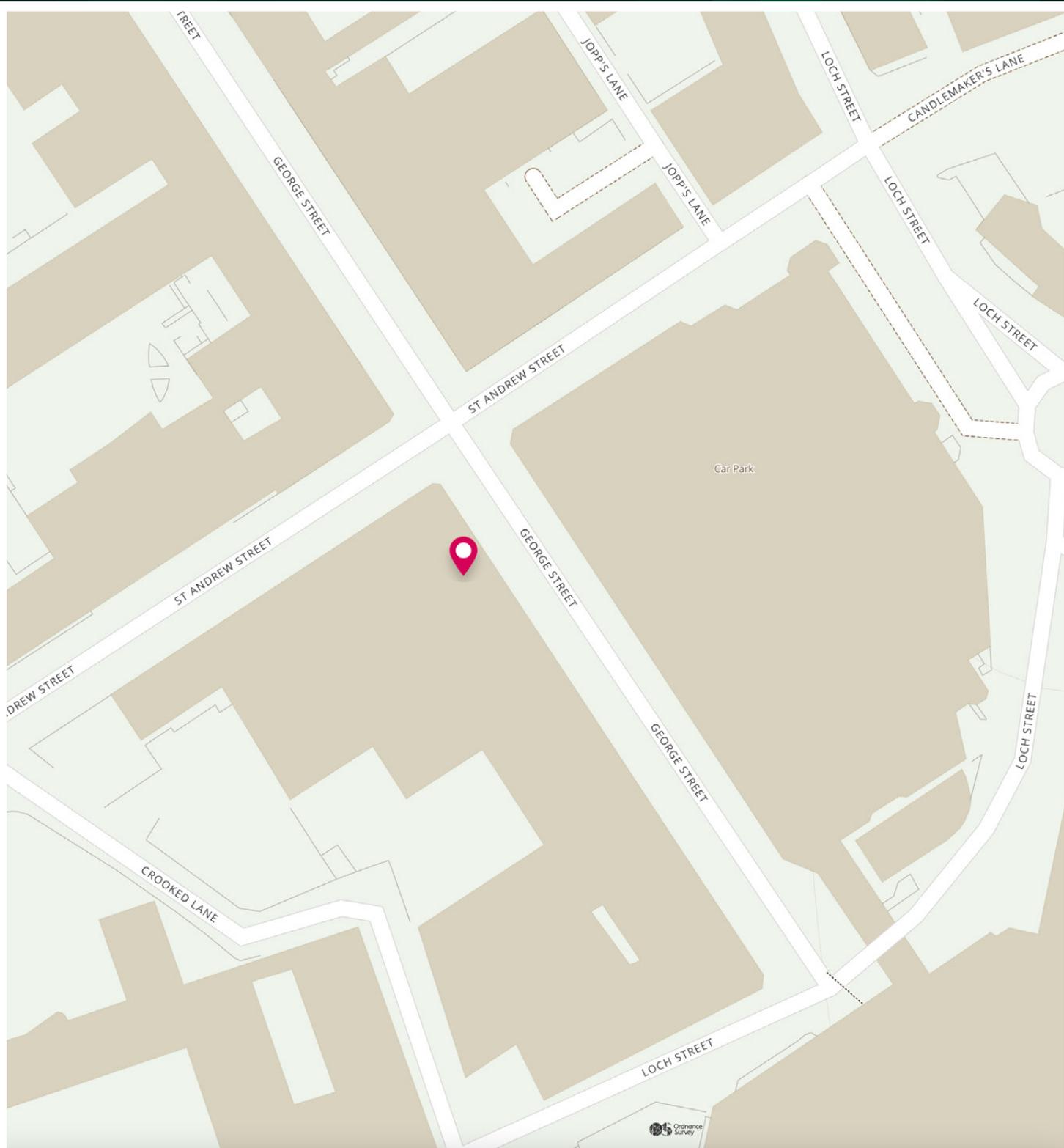
EPC Rating: C

Floor Plan



137H George Street is a heartbeat from the Bon Accord shopping mall, a short distance from the University of Aberdeen, and numerous local convenience stores and eateries. You are minutes from the heart of Aberdeen City centre with excellent local transport links, providing all the amenities one would expect with modern-day city living, including many shopping malls and local shops. Pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for superb educational and recreational facilities; there are many indoor and outdoor activities on your doorstep, and all are within easy reach of the property. Aberdeen has superb local public transport facilities, offering excellent bus and rail services, with national and international flights from Dyce Airport. The East Coast Rail Network also operates from Aberdeen.

The Location



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THE SUNDAY TIMES
THE TIMES



Text and description
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