

# Ground Floor Right

62 WATSON STREET, ABERDEEN, AB25 2SU



*Immaculate spacious two-bedroom apartment,  
desirable location minutes from the city centre*



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62 Watson Street is a spacious immaculate two-bedroom ground-floor apartment situated in a desirable location overlooking Victoria Park, presented to the market in an immaculate walk-in condition. The present owner has maintained this property to an impeccable standard with no expense spared, decorated to an exceptional standard throughout, the property benefits from lovingly restored stripped-back original flooring, plaster cornicing, and high ceilings. The property further benefits from full double glazing and gas central heating. It is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian communal stairway. This truly is a must-view property and with its fantastic location would suit the professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

## THE LOUNGE



The lounge is located at the front of the property with views of the front garden and park from the large window a cosy gas fire and stripped back floors add a touch of grandeur.

# THE KITCHEN



To the rear, the dining kitchen is of excellent size and benefits from ample space for a table and chairs, and a utility room offers access to the rear garden and a separate space for the washing machine.





The king-size main bedroom is again located to the front, is exceptionally spacious, and benefits from a bright-airy atmosphere. The second bedroom is of good size and overlooks the rear garden and completing the property is the bathroom which benefits from a white bathroom suite with an overhead shower.

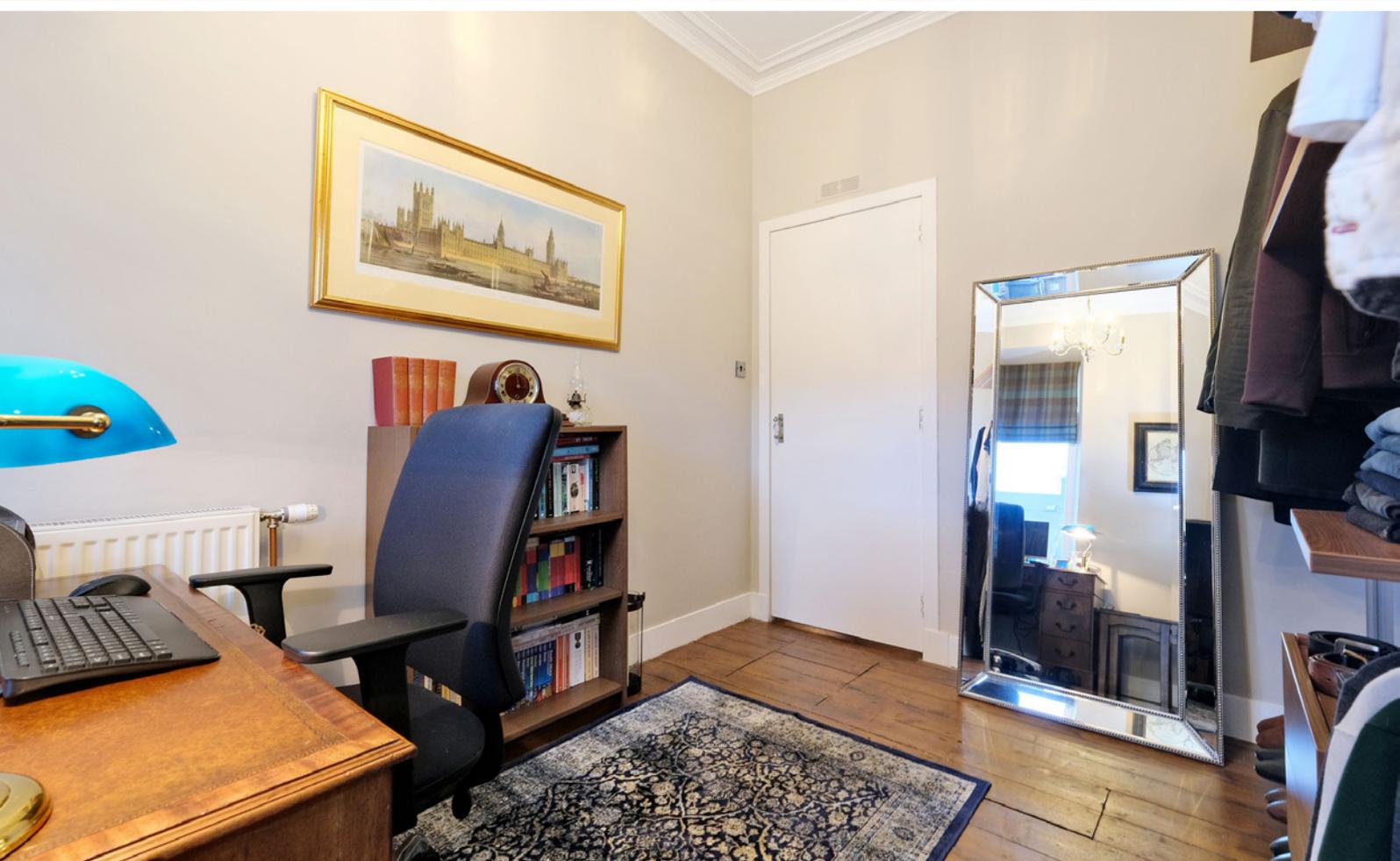
# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

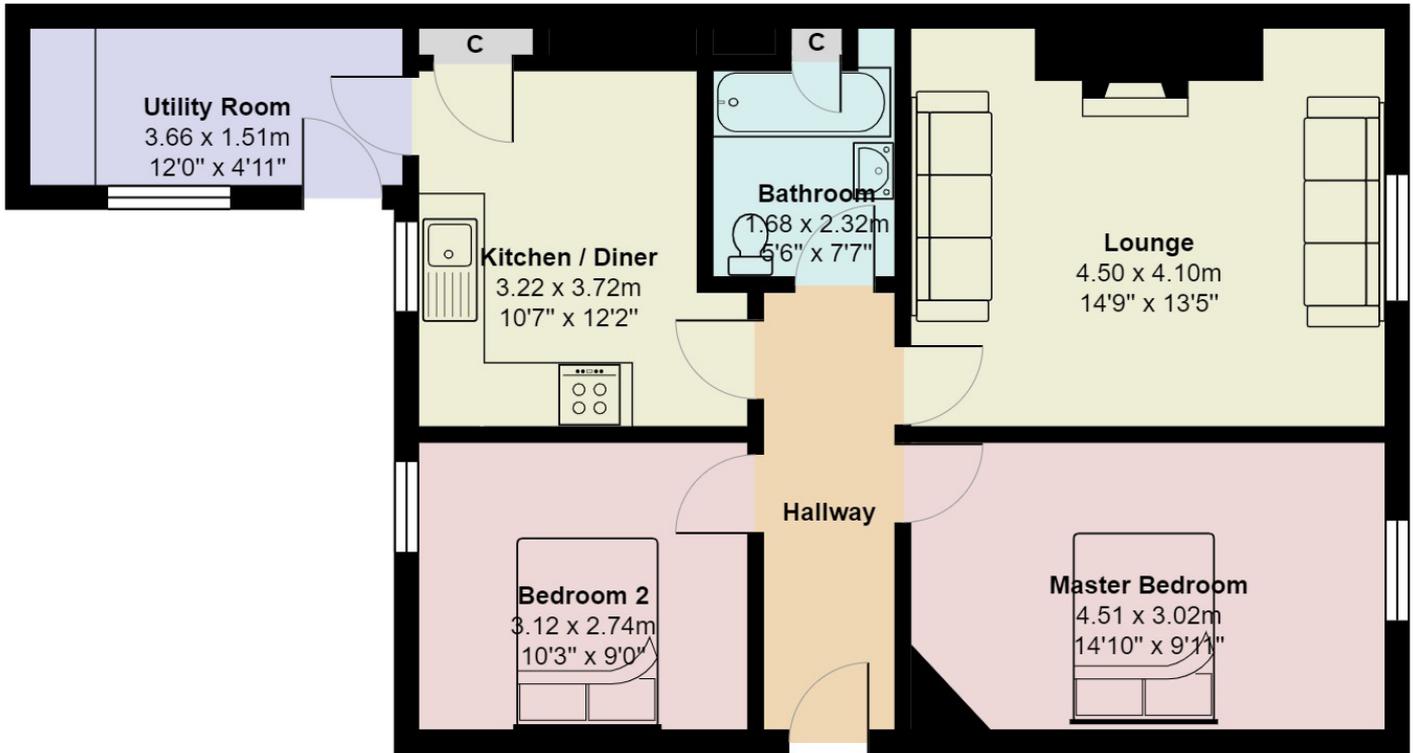


To the front, there is an exclusive area of garden which belongs to the property and is laid on a lawn with borders containing seasonal flowers and a hedge. The rear communal garden with drying areas is kept in a tidy condition and is also laid on a lawn with a scattering of seasonal flowers. There is an exclusive coal cellar within the block of brick-built sheds. Parking permits can be applied to use outside and close to this property.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

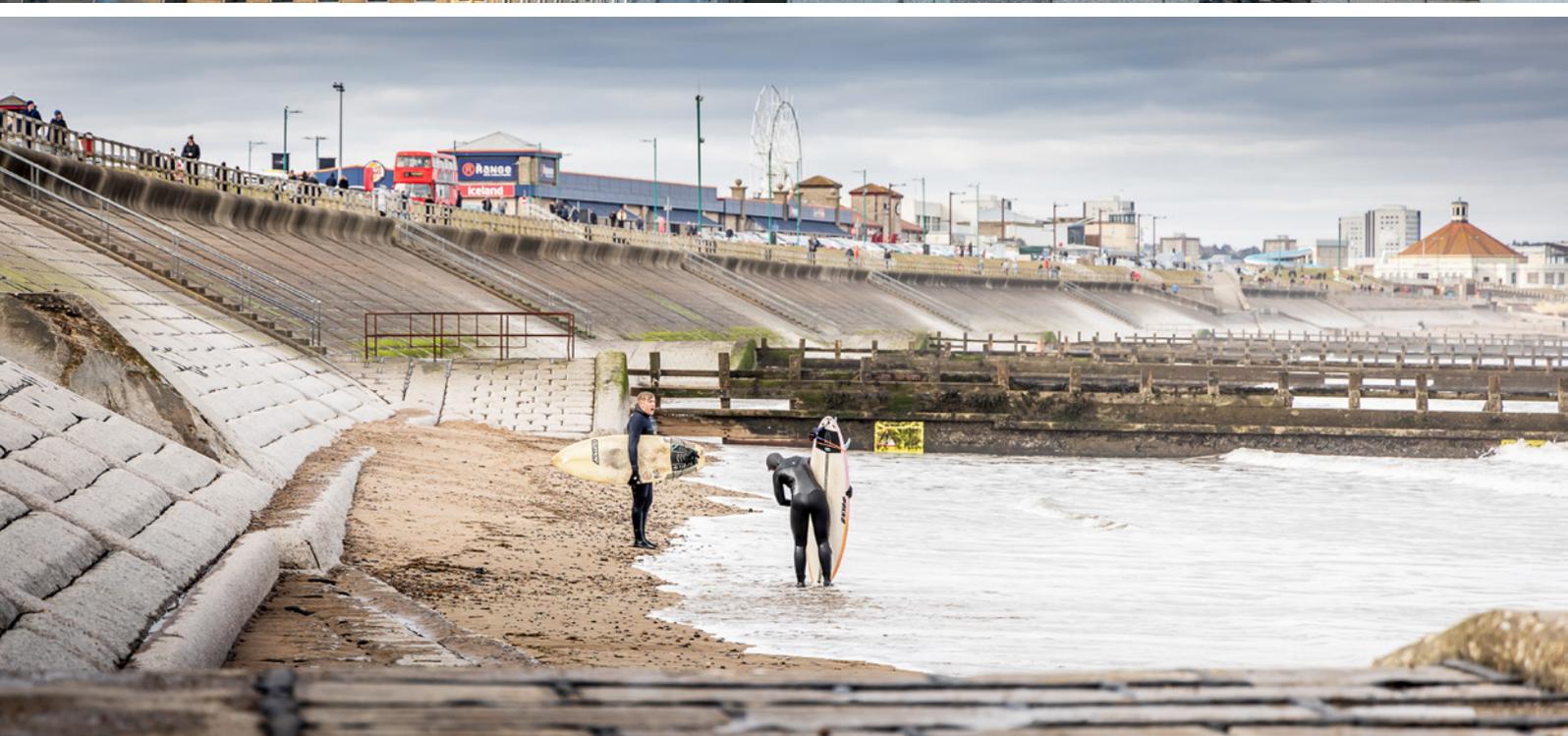
Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fixed floor coverings, curtains and blinds will remain, along with all the kitchen white goods. The light fittings and shades will be removed.



# THE LOCATION

This stunning property is in sought-after residential location minutes from the heart of Aberdeen city centre. The property is well served by specialist and local convenience shops, delicatessens, other eateries, tearooms and a local pub. The area is also well served by local transport links with main arterial routes close by making all areas of Aberdeen easily accessible.





The Aberdeen Hospital complex at Foresterhill, Woodhill House and the Westburn and Victoria Parks are all easily accessible and are minutes from the property. The city centre is within walking distance providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities.

The city further offers excellent bus and rail service, with national and international flights being provided from Dyce Airport. The central East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south and west to the city of Inverness.

# McEwan Fraser Legal

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