

# 2L 669 George Street

ABERDEEN, AB25 3XP



CONVENIENTLY LOCATED FOR UNIVERSITIES AND  
ABERDEEN HOSPITALS



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669 George Street is a second-floor one-bedroom flat conveniently located at the top end of George Street, close to many local amenities.

The property has recently been redecorated throughout and further benefits from full double glazing and electric storage heating. The accommodation comprises of a communal hall with a security entry system, a stairway incorporating a large shared cupboard on the landing and a rear door leading to a communal garden and drying area.

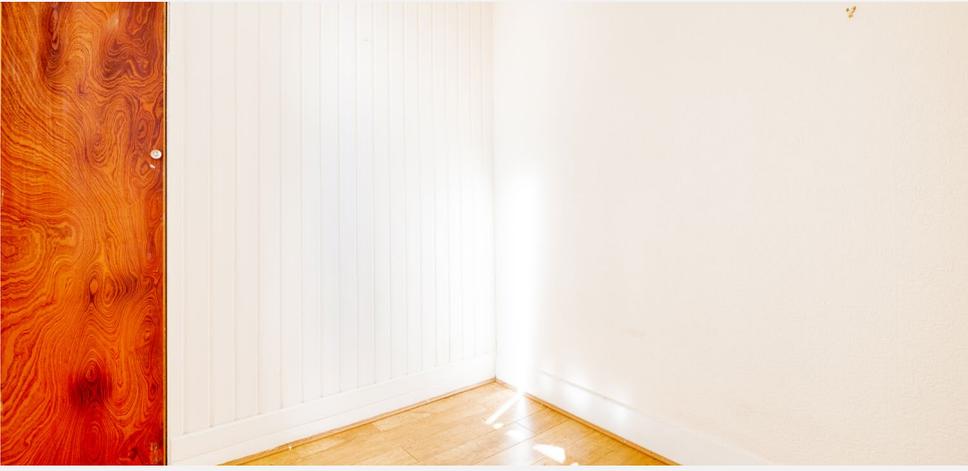
The internal hallway leads to all other rooms, a well-proportioned front-facing lounge which is open plan to the kitchen area, a rear double bedroom with a built-in cupboard and a three-piece shower room.

Would suit the first-time purchaser or with its location a fantastic buy-to-let.

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**2L 669 George Street**











Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	4.80m (15'9") x 3.50m (11'6")
Bedroom	3.30m (10'10") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 32m<sup>2</sup>

EPC Rating: D





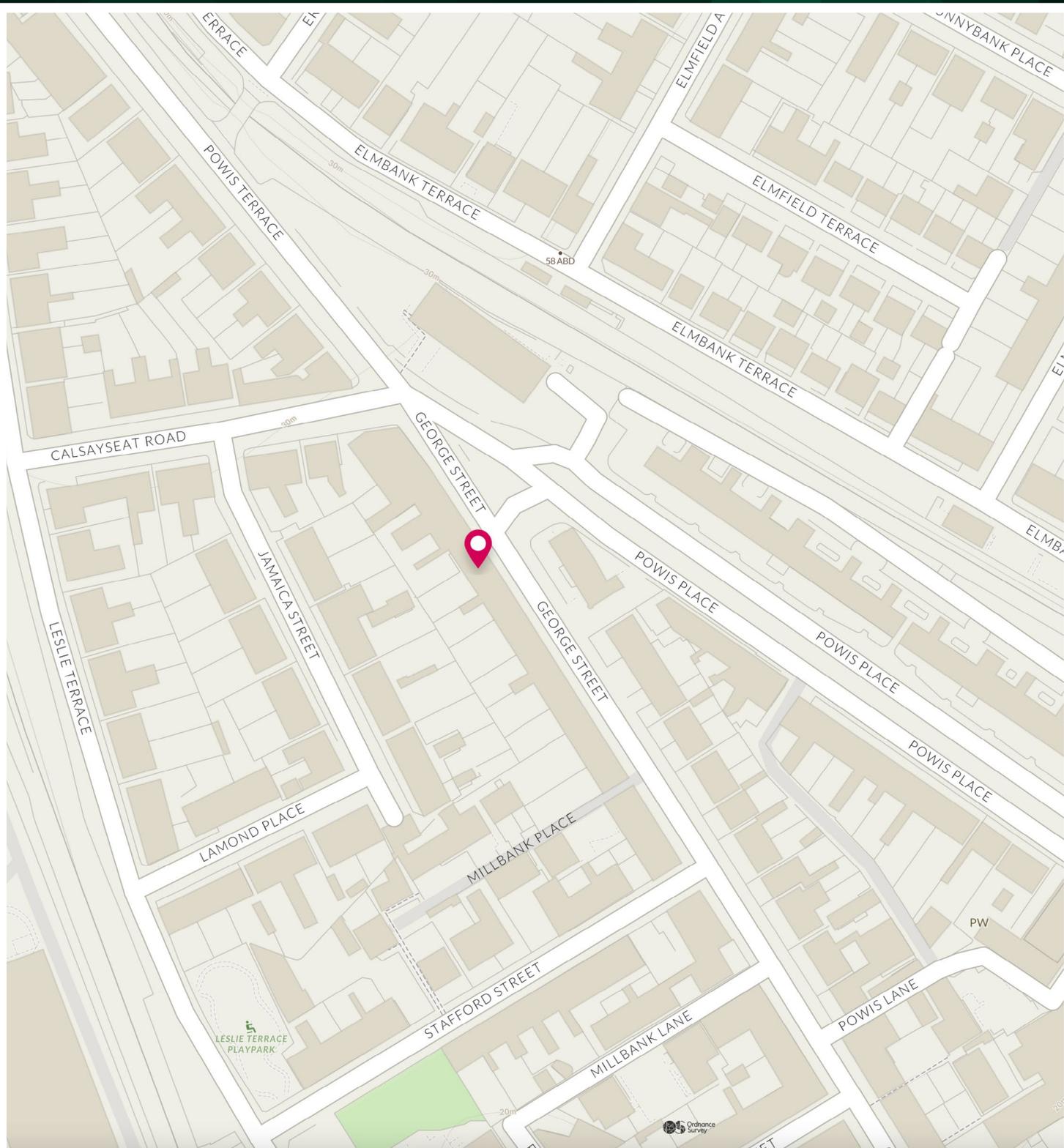
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This second floor flat is situated on George Street and is within easy walking distance to both Aberdeen University and the Aberdeen College and conveniently located for all that the fantastic, thriving city of Aberdeen has to offer.

Aberdeen has all that you would expect to find in a modern-day city with an abundance of educational, recreational and fantastic shopping outlets, restaurants, pubs and clubs. The property is also conveniently located for the Aberdeen Royal Infirmary and the Royal Cornhill Hospital; there is also a multitude of shops, eateries and convenience stores nearby.

A regular bus service located minutes from the property provides a link to all other areas of the city 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 operates from Aberdeen.

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# McEwan Fraser Legal

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