

Flat P 30 Fraser Road

ABERDEEN, AB25 3UH



FANTASTIC SPACIOUS TWO-BEDROOM 2ND FLOOR MODERN FLAT



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McEwan Fraser Legal is delighted to offer this bright and spacious two-bedroom second-floor flat in excellent order throughout. Occupying a pleasant position within a well-maintained development this property benefits from secure door entry together with allocated private parking, and ample visitor parking. This property has been maintained to an impeccable standard by the current owners, with recent upgrades to the shower room, further benefiting from full UPVC double glazing and gas central heating and decorated throughout in a clean sharp neutral tone

Upon entering the property you are greeted with a warm and welcoming reception hall with good built-in storage and access to all other accommodations. The fabulous open-plan kitchen/living room provides excellent floor space for an array of furniture styles, with two large windows flooding this room with natural light. The kitchen area provides adequate wall and base-mounted units, coordinating work surfaces, and an integrated oven with a four-ring gas hob, an extractor fan finished in stainless steel, and an integrated fridge freezer.





Two well-proportioned double bedrooms with built-in storage cupboards with mirrored sliding doors and room for free-standing bedroom and storage furniture. The recently completed modern shower room benefits from a combination vanity with a tiled backsplash and a walk-in shower with a toughened glass screen.

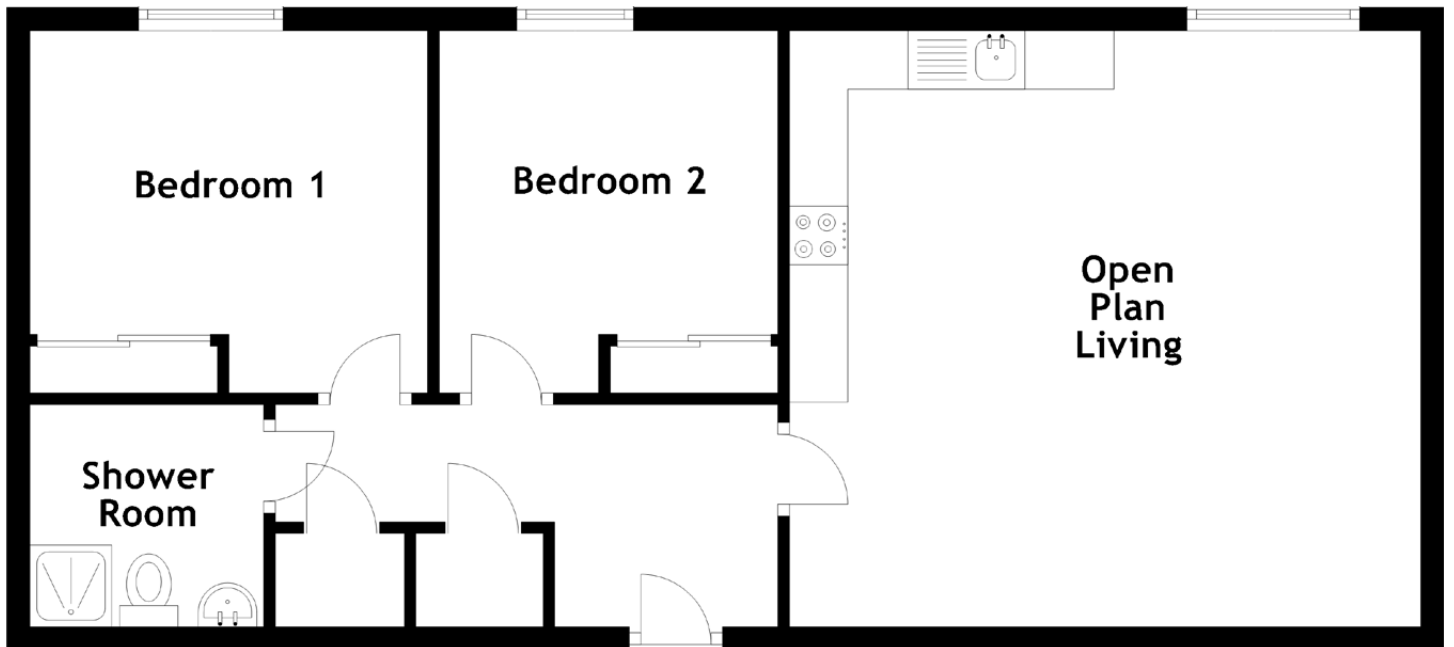




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.40m (17'9") x 5.10m (16'9")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 60m²

EPC Rating: B

There is a private nominated parking space and additional visitor parking, communal garden areas, and entrance hallways are maintained through a factor.

All fitted floor coverings, integrated appliances, curtains, blinds, light fittings, and shades will be included as part of the sale. All other soft furnishings and electrical items are by separate negotiation.

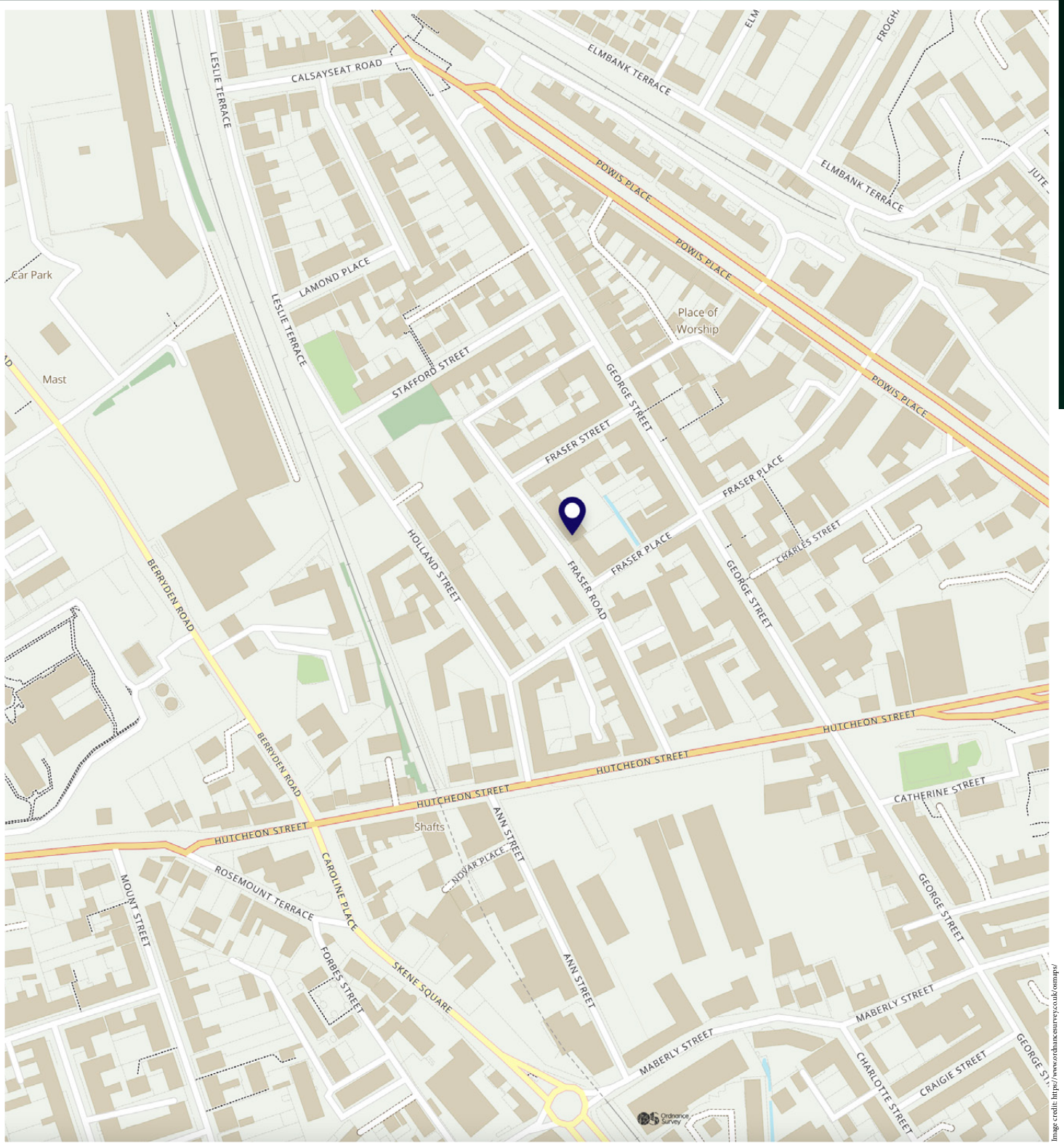




30P Fraser Road is situated in a sought-after location and some ten minutes walk from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants, and superb educational and recreational facilities. The city provides all the amenities one would expect with modern-day city living, including many 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.

The area has great local public transport facilities with the city offering additional excellent bus and rail service as well as national and international flights from Dyce Airport. The city offers further excellent bus and rail service and 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 both, Aberdeen University, Aberdeen College, and Fosterhill Hospital nearby. This truly is an ideally located and must-view property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Layout graphics and design
ALAN SUTHERLAND
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