

Flat E, 9 Froghall Avenue

ABERDEEN, AB24 3LD



Spacious two-bedroom top floor flat in a desirable residential location for students, huge investment potential



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Flat E, 9 Froghall Avenue is an exceptionally spacious two-bedroom flat which is located on the top floor of a well-maintained communal building protected by a security entry system, enjoying the modern comforts of gas central heating, double glazing and is presented in good decorative order. A fantastic opportunity for a first-time purchaser, with huge potential as a buy-to-let with its easy access to Aberdeen University, the property is ready to move into with the minimum of inconvenience.

THE LOUNGE

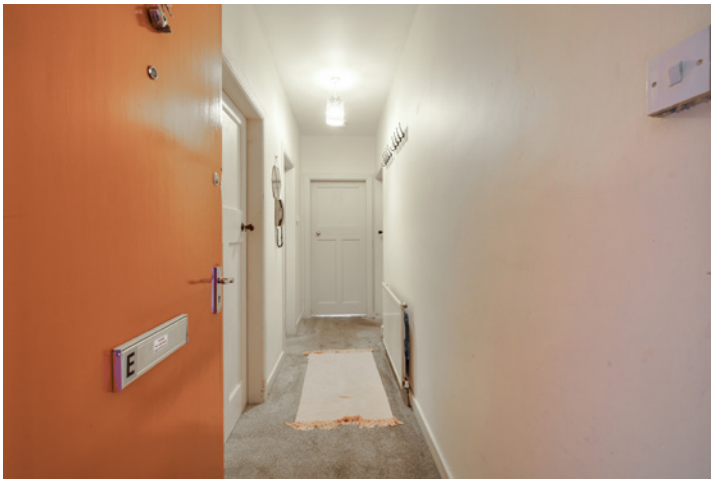


The accommodation comprises a security entry system leading to the well-maintained communal hall and stairs to the second and top floors. The entrance hall leads to an exceptionally spacious lounge with ample room for a dining area.

THE KITCHEN

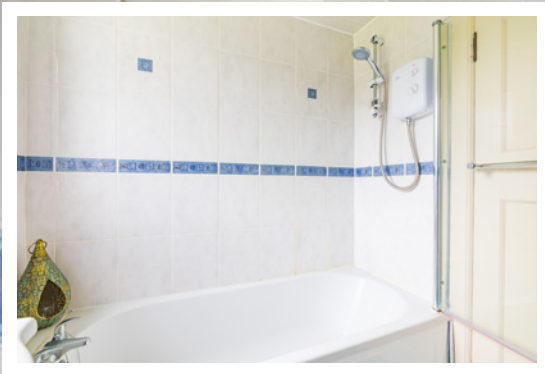


The kitchen is equipped with a range of wall and base-mounted units incorporating ample contrasting work surfaces.



There are two generously proportioned double bedrooms with ample space for various pieces of standalone furniture. Completing the accommodation is the centrally located bathroom with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

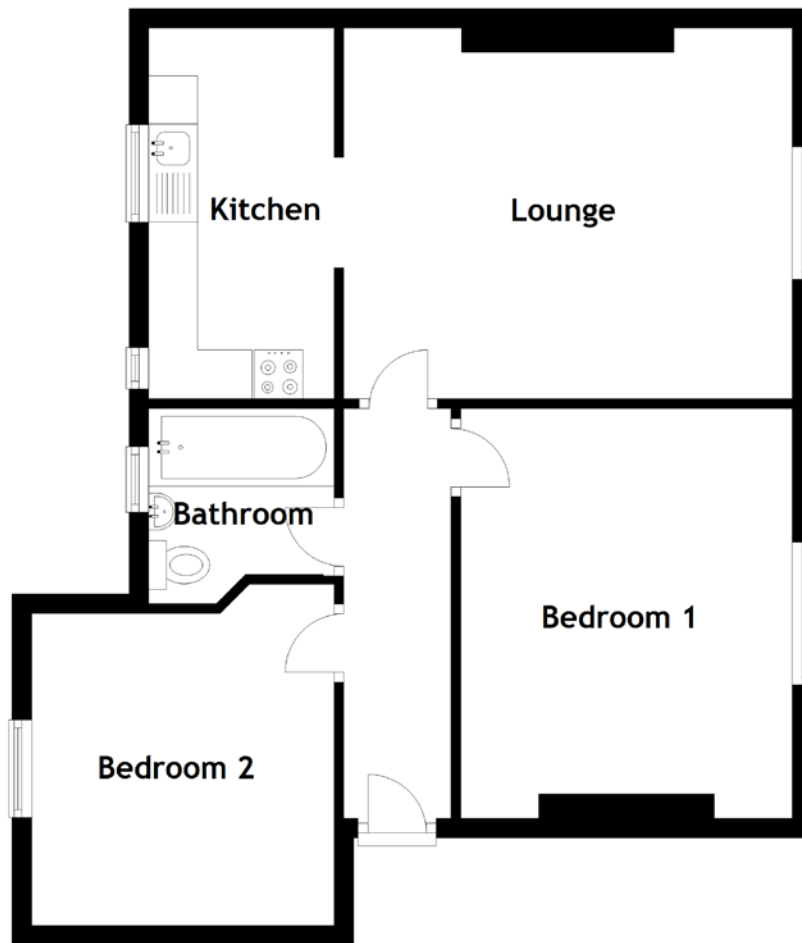


To the rear of the property is a communal garden with drying areas laid mostly to lawn.
To the front, there is ample on-street permit parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

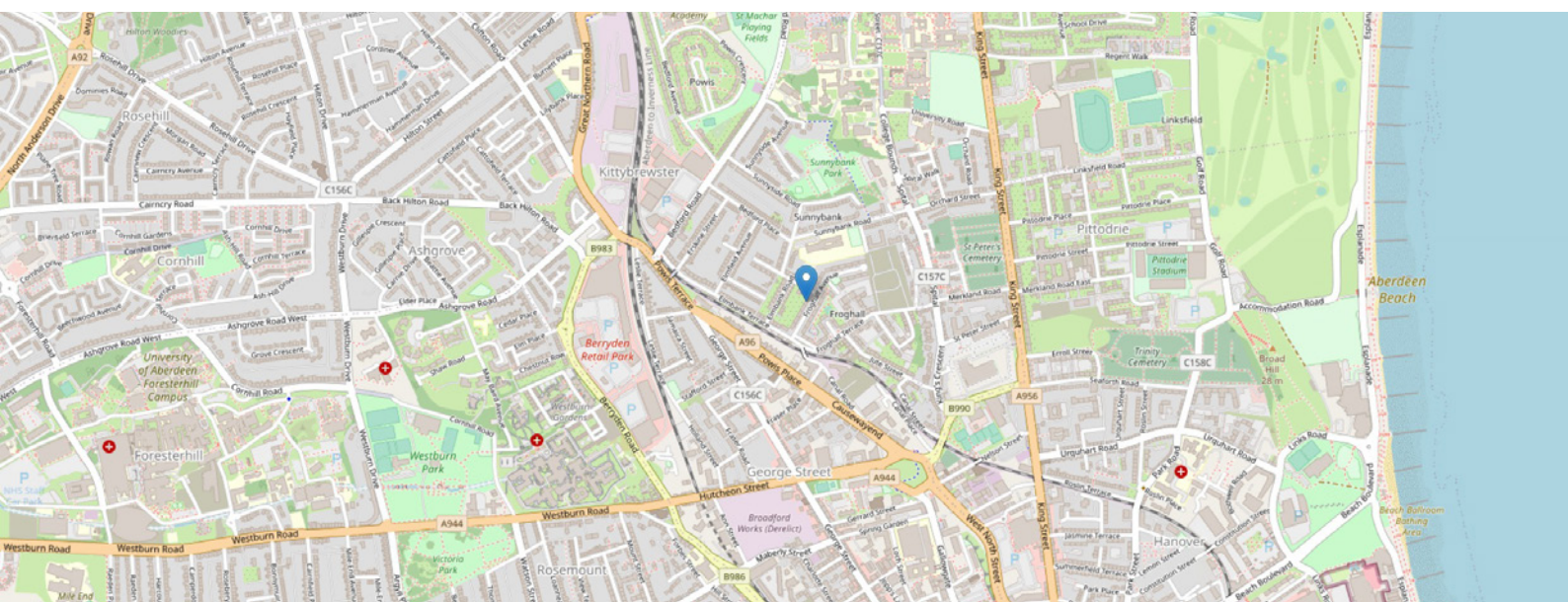


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 1.90m (6'3")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")

Gross internal floor area (m²): 60m²
EPC Rating: C

Extras: All fitted floor coverings, blinds, curtains and light fittings are included in the sale. All other electrical items and soft furnishings are by separate negotiation.



THE LOCATION

Froghall Avenue is located in a popular residential area close to Aberdeen University with a multitude of local shops, cafes and amenities and Retail Park at Berryden. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.





The city provides all the amenities one would expect with modern-day city living, including a multitude of 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 frequent and reliable public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt and west to the City of Inverness. The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby.



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