

# 250 Victoria Road

ABERDEEN, AB11 9NU



*A beautiful granite townhouse  
retaining many period features*



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McEwan Fraser Legal is delighted to present this five/six-bedroom period townhouse on the south side of Aberdeen. This handsome house retains many period features, including the original staircase and stained glass, combined with modern kitchens and bathrooms, a large rear garden, two outhouses and a garage to the rear.

# THE LOUNGE



On the ground floor, the accommodation comprises a reception hall, a lounge opening onto the kitchen, a bedroom or further public room and a handy WC.



# THE KITCHEN

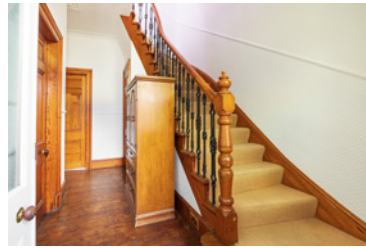
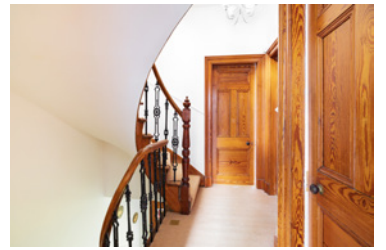
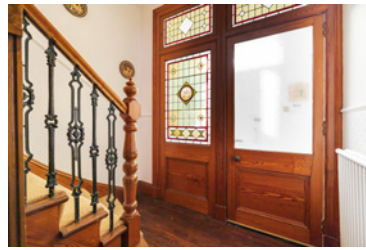




# BEDROOM 6







On the upper floors, there are five further bedrooms and a bathroom.

# THE BATHROOM





# BEDROOM 1



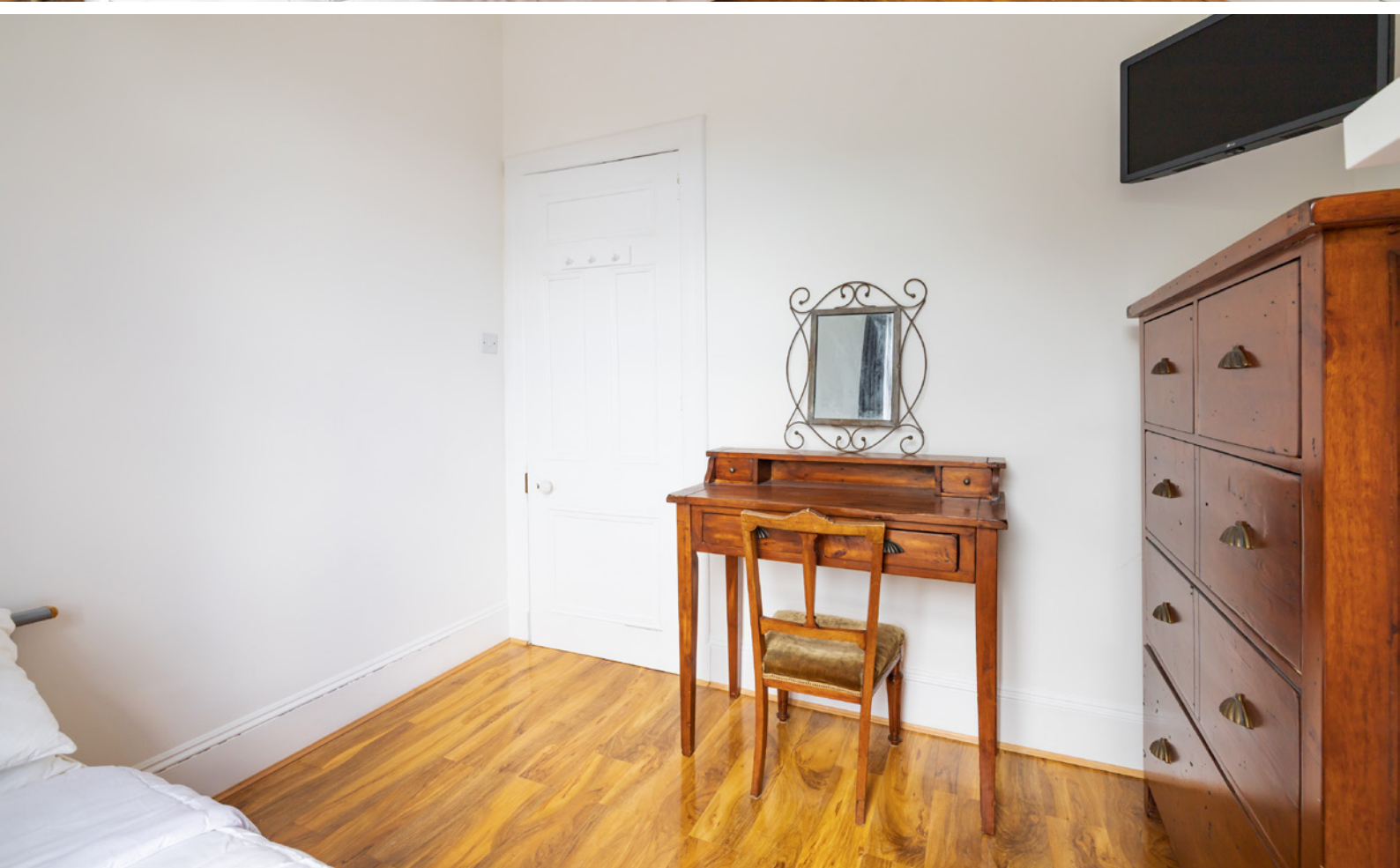


# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# BEDROOM 5





# THE SHOWER ROOM





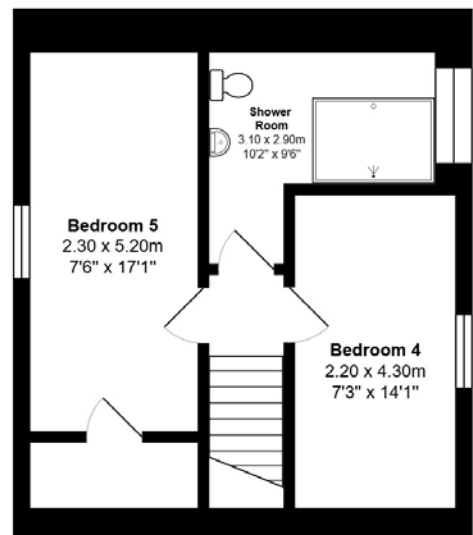
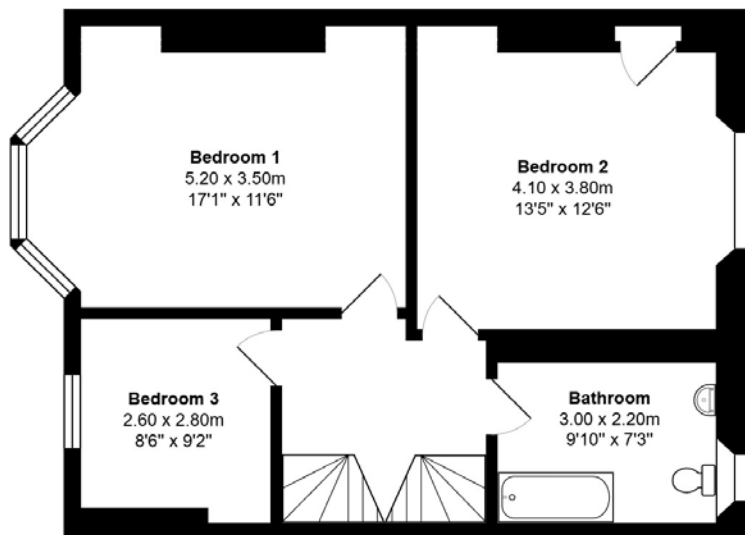
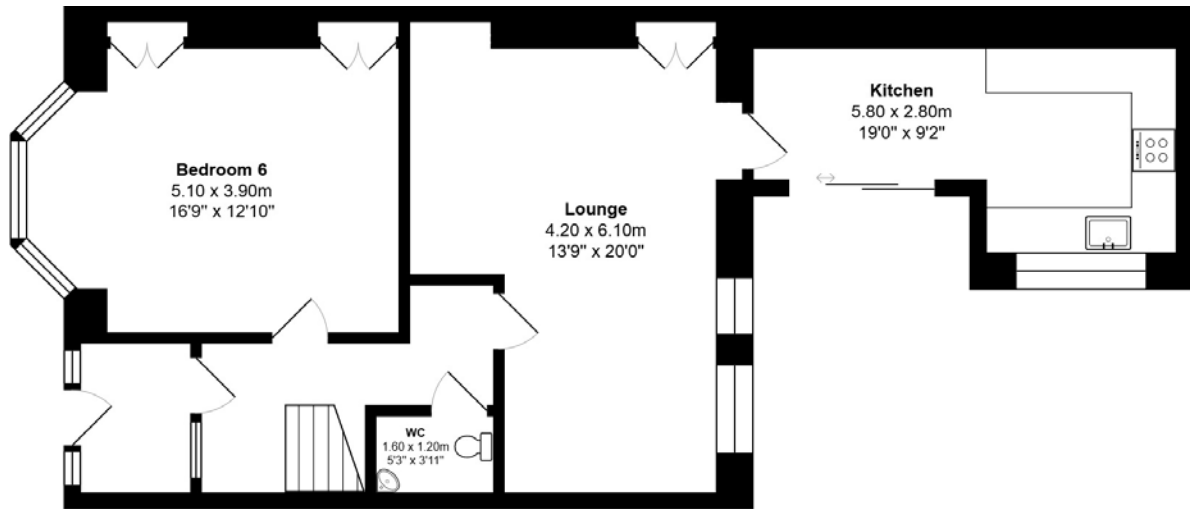
The rear garden is a generous size with a garage and parking to the rear. No onward chain.

# EXTERNALS



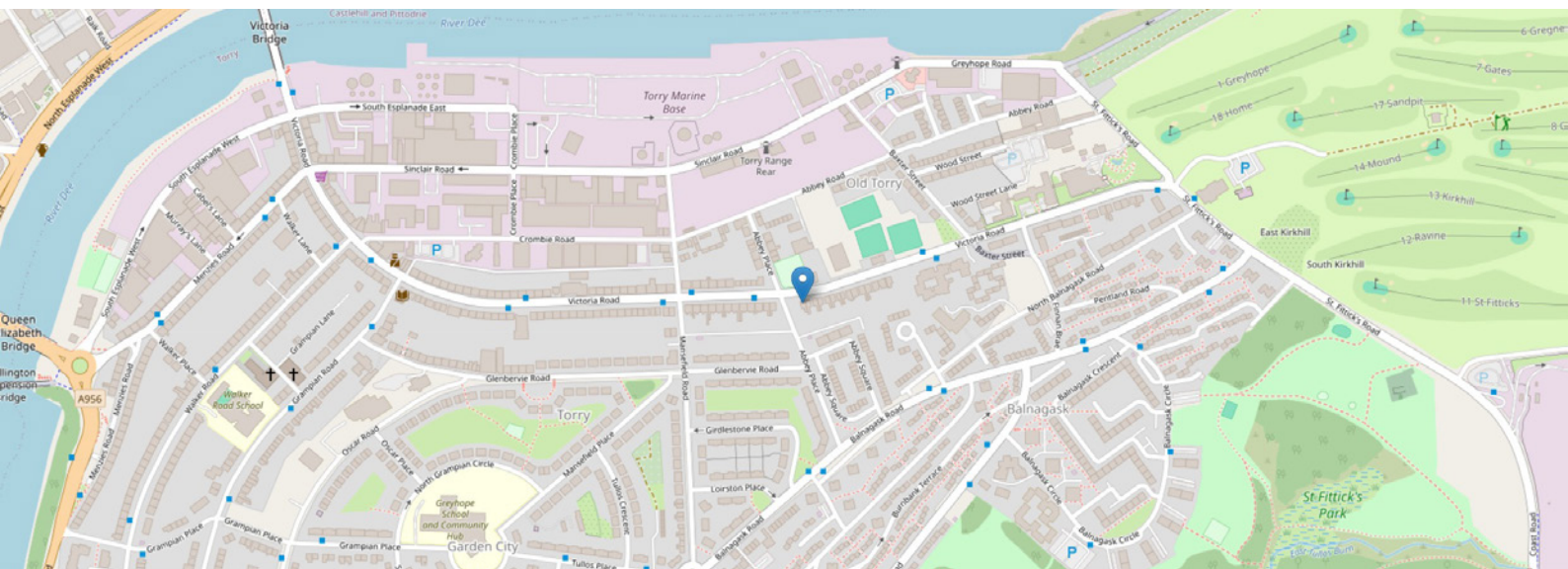


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Aberdeen is a vibrant modern city full of life, situated on the East coast, and close to some of Scotland's greatest Landscapes.







The city is also full of historical buildings with their granite grey architecture, which is why Aberdeen is also nicknamed “Granite City”. Offering all the perks of city life, including historical attractions, culture and entertainment, shopping and sporting facilities. It also has a thriving student community thanks to Aberdeen University and Robert Gordon University, which are both located in the city.



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