




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

10 Hazelhead Place

ABERDEEN, ABERDEENSHIRE, AB15 8HD



10 HAZELHEAD PLACE

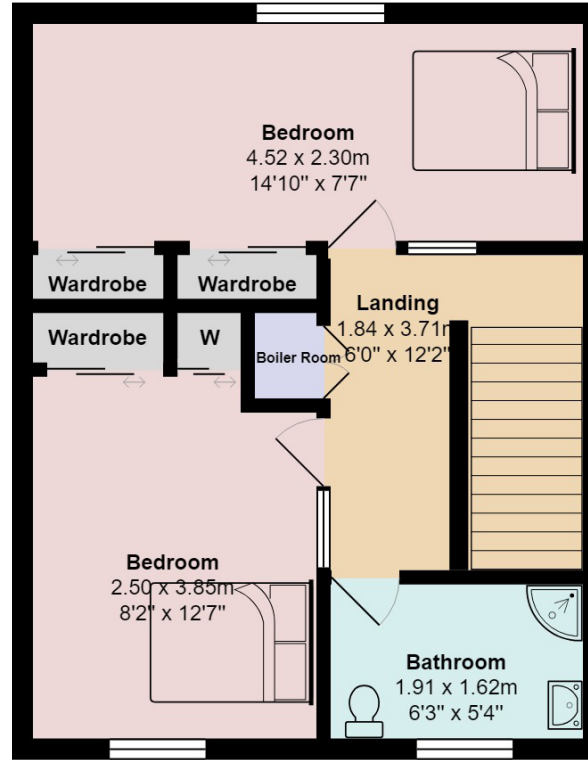
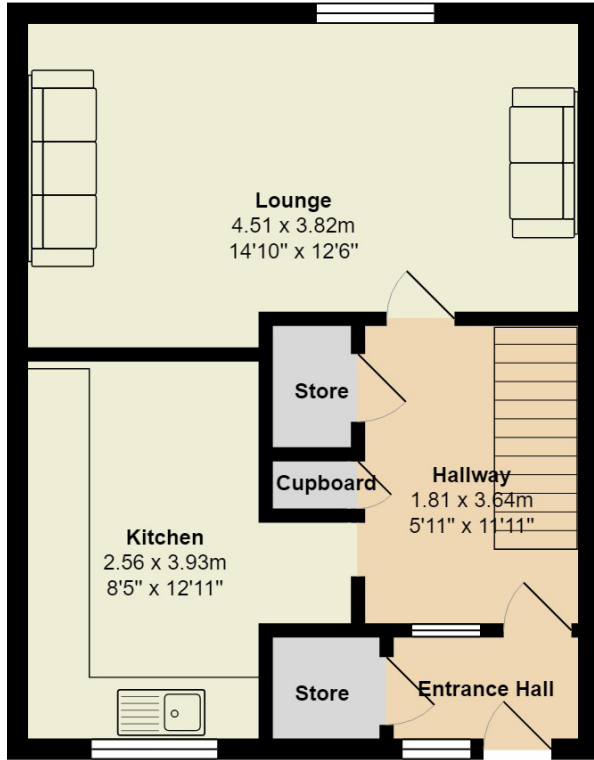
This two bedroom property is located in an ever popular residential area, the property is within easy reach of the city centre, with some serious investment and development nearby. Local amenities include shops serving everyday needs, pleasant walks at Hazlehead Park, popular golf courses, a swimming pool, and top performing primary and secondary schools. The excellent retail facilities at Westhill which include Tesco, Costco and Marks & Spencer outlets, and the office complexes at Kingswells and Westhill are also easily accessible. The area is well serviced by regular public transport and with Anderson Drive close by the property is ideally located for commuting to all areas of the city and beyond.

Hazelhead Place is accessed via a courtyard and there are numerous residents parking spaces. Offering generous sized accommodation, with full double glazing and a gas-fired Baxi Platinum Combi boiler.

The property comprises of an entrance hallway with storage cupboard, kitchen, lounge, two double bedrooms both with fitted storage and a shower room. Not only do both bedrooms have built-in wardrobe space, but the property also offers spacious storage throughout.

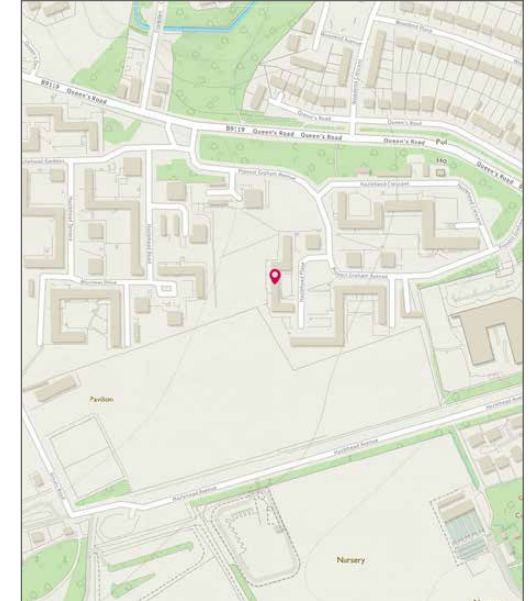
With its central location, not far from the city centre, this property would be a superb first-time purchase and would suit a professional couple or a fantastic Buy-to-Let investment. Early viewing is highly recommended.





Gross internal floor area (m²): 71m²

EPC Rating: C



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY MURRAY-PATEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer