




McEwan Fraser Legal

Solicitors & Estate Agents

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85 North Grampian Circle

ABERDEEN, AB11 8HE

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North Grampian Circle is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. In the area, there is a choice of primary and secondary education available. A wide range of shops are available locally and there are facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from 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. The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport.

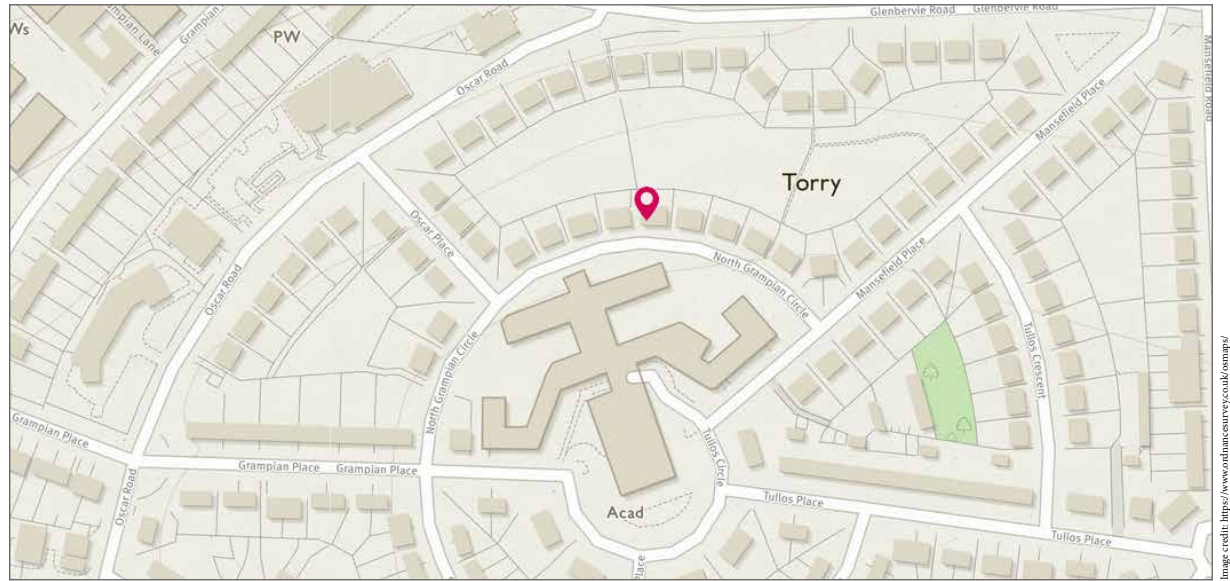
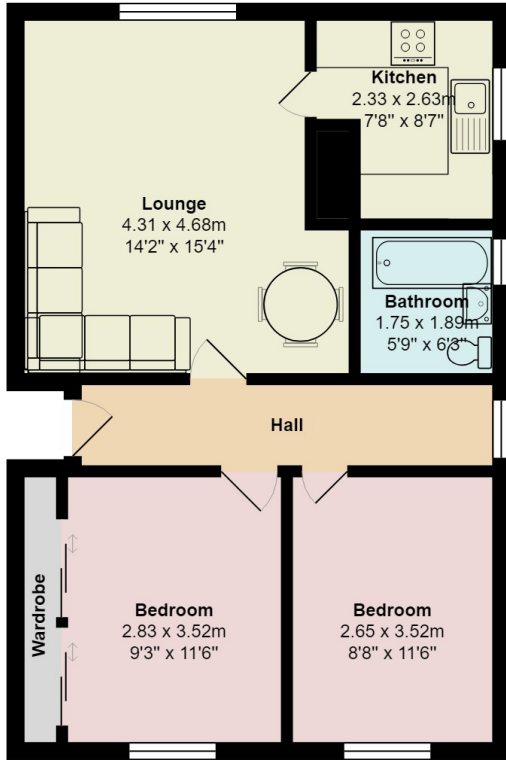
McEwan Fraser Legal are delighted to bring to the open market this two-bed self-contained upper flat. An ideal first time buy purchase or buy to let investment.

In more detail, the property consists of a bright and airy lounge with good furniture configurations. The kitchen comes with floor to ceiling units, 4 gas hob and washing machine. Both the bright and airy bedrooms allow for free standing furniture and different configurations one of the bedrooms benefiting from a full wall length wardrobe. The bathroom completes the property with electric shower over bath, wash hand basin and WC. The property also benefits from gas central heating and double glazed windows. Early viewing is highly recommended.

Externally the communal back garden is laid to lawn with washing lines.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.





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