




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

112 Picktillum Place

KITTYBREWSTER, ABERDEEN, AB25 3AW



ABERDEEN

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Situated in close proximity to the heart of Aberdeen city centre, within a modern and popular residential area, you are just a few minutes from the city centre and the second largest shopping mall in Aberdeen the Bon Accord and St Nicholas Centres. The city centre provides all the amenities one would expect with modern day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities. Union Square shopping Mall with its abundance of restaurants, shopping outlets and cinemas are within walking distance from the property. The property and area are also well served with the nearby Kittybrewster and Berryden Retail Parks. The main transport hub of Aberdeen operates from the Union Square Shopping Mall where a comprehensive bus and rail network is available.

National and International flights are provided from Dyce Airport with the 727 bus stop adjacent to the property. 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 Aberdeen University, Aberdeen College and the Aberdeen Hospitals close by. The fantastic beach and the Beach Boulevard are but a short distance away.

112 PICKTILLUM PLACE

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McEwan Fraser Legal are delighted to offer this extremely spacious two-bed flat in a fantastic location within easy walking distance of Aberdeen University and the hospitals. Public transport is excellent throughout the city, close to and easily accessed from the flat. This will not disappoint!

A well-maintained communal stairwell, with a secure entry system and an allocated parking space, serves the property.

As you enter, you are greeted with a well-proportioned hall with Bamboo hardwood flooring with a large storage cupboard, this bright space provides pleasing access to the accommodation the property has to offer.

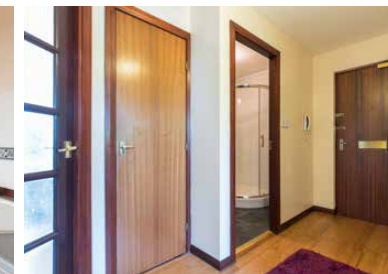
Situated to the front of the property you find the generously sized south-east facing lounge with adequate floor space for a wide range of furniture styles and double windows which allows an abundance of natural light to fill the room.

The kitchen is accessed from the lounge via the Eclisse sliding pocket door, and here you have a wonderful range of wall and base mounted units finished in white wood, co-ordinating laminate worktops and tiled splash backs. The recently fitted wall-mounted Worcester central heating boiler has a hive remote system. The kitchen is well appointed with an Electrolux built-in oven, Whirlpool 4 burner gas hob with extractor hood, white sink with drainer and space for a number of free-standing appliances such as the BOSCH washing machine and condenser tumble dryer.

As you move to the rear of the property you have two incredibly light double bedrooms both with double beds in situ, which include newly carpeted flooring, built-in mirrored wardrobes with bi-folding doors giving hanging and shelving options within.

The fully tiled internal shower room completes the property, with combination vanity, chrome heated towel rail, multifunction thermostatic shower tower within a quadrant shower enclosure, wall-mounted vanity mirror with spotlights and generous cupboard space.

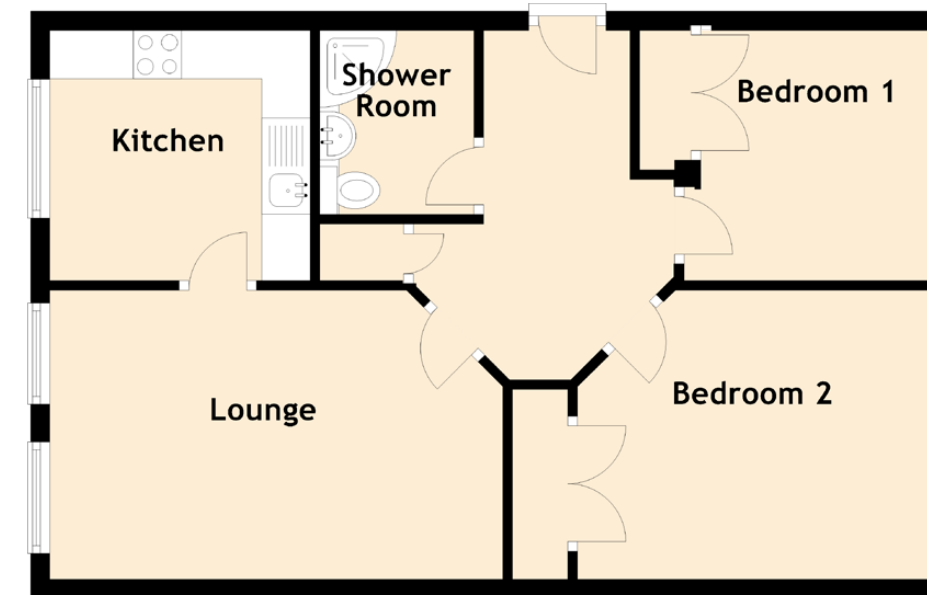
Externally, there is a resident's car park with allocated space, communal grounds with play park, all maintained under a factor.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.00m (9'10")
Kitchen	2.70m (8'10") x 2.20m (7'3")
Bedroom 1	2.80m (9'2") x 2.00m (6'7")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 53m² | EPC Rating: C

Extras (Included in the sale):

All fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings as well as two IKEA MALM bookcases.

The IKEA BRUSALI range and double bed within bedroom one, double divan bed within the second bedroom, Suede Recliner Sofa, Seat, Table and Chairs, SAMSUNG free-standing fridge/freezer and PROline slim dishwasher are available by separate negotiation.

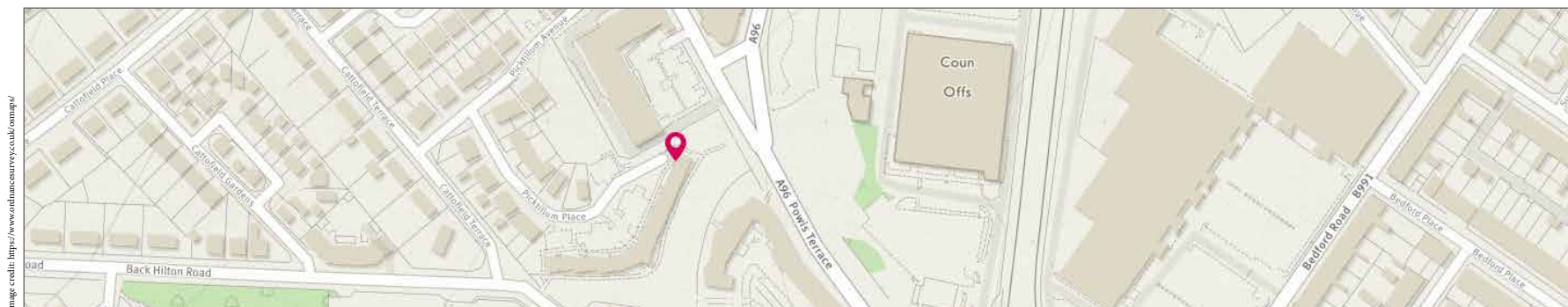


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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JANINE MCINTOSH
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ABBEY TURPIE
Designer