



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**3 (TFL) Dee Place**  
ABERDEEN, ABERDEENSHIRE, AB11 6EF



# 3 (TFL) DEE PLACE

ABERDEENSHIRE, AB11 6EF

Dee Place lies to the south of Aberdeen city centre within a popular residential area. A few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs restaurants and superb educational and recreational facilities. The Union Square shopping Mall with its abundance of restaurants, shopping outlets and cinemas are all within walking distance from the property. The property and area are well served by local shops and great local public transport facilities.

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 main East Coast Rail Network operating through Aberdeen. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen College being close-by.

We are pleased to offer for sale this one bedroom third floor flat in the most convenient of city centre locations. The property undoubtedly offers the ideal purchase for a potential first-time buyer or buy to let investor. The property enjoys a top floor position within the building, situated on a one-way street.

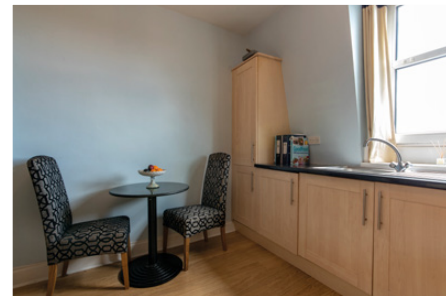
The property firstly comprises; hallway with wall mounted cupboard which houses the electricity and gas meter, finished with laminate flooring, proving access to all accommodation. Situated to the front of the property is the lounge, which benefits from a decorative gas fireplace, two alcoves with floating shelf and spotlights finished in neutral tones.

Internally set, is a well-proportioned shower room, with wall mounted hand basin, WC and electric shower within Quadrant Enclosure. There is also a small cupboard providing additional storage.

The well-equipped kitchen boasts a wide range of base and wall units with co-ordinating work surfaces with tiling above, stainless steel sink unit, integrated STOVES four-ring hob with oven under and extractor above, BEKO washing machine, integrated under counter fridge and freezer, finished with laminate flooring, and views across the city skyline.

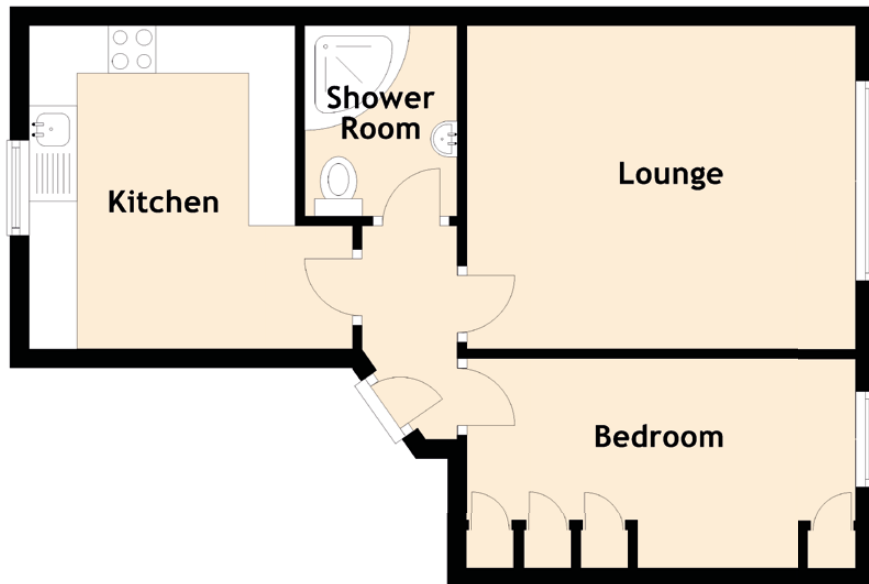
Finishing off the accommodation is the double bedroom, which benefits from an over bed storage unit with cupboards and drawers providing a great solution to storage.

Externally, there are communal garden grounds to the rear. Parking permits can be obtained from the local council.





# SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP

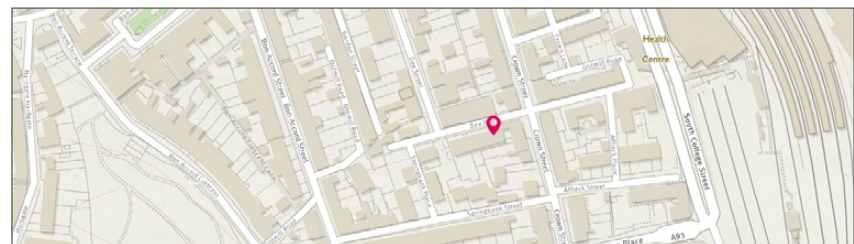


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Bedroom	4.00m (13'1") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted carpets and floor coverings, light fixtures and fittings, gas hob, oven, washing machine and fridge.



**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  
**JANINE MCINTOSH**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

Image credit: <https://www.outlinecurry.co.uk/maps/>