



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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2, First floor left Walker Road

ABERDEEN, AB11 8BU

# 2, FIRST FLOOR LEFT WALKER ROAD

ABERDEEN, AB11 8BU

Located in the thriving community of Torry, situated close to the heart of Aberdeen next to the River Dee. In the area, there is a choice of primary and secondary education. A wide range of shops are available locally and nearby facilities include 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 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 Aberdeen Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the south, and west to the city of Inverness.

An excellent opportunity has arisen to acquire this highly desirable two bedroom first-floor apartment, making for an ideal first time purchase or buy-to-let opportunity. The property is well-located in a traditional granite building within the popular Torry area of Aberdeen.

This delightful flat offers spacious accommodation with a south-east facing aspect. Situated to the front of the property is the lounge, which provides ample floor space for a wide range of furniture styles and benefits from a large window, allowing an abundance of light to fill the room. Set internally is the well-proportioned bathroom, finished with a white three-piece suite, electric MIRA shower over bath, WC and pedestal hand basin.

The two spacious double bedrooms are situated

to rear; both enjoying views over the beautifully maintained communal garden and again both providing plenty of floor space for free-standing furniture styles.

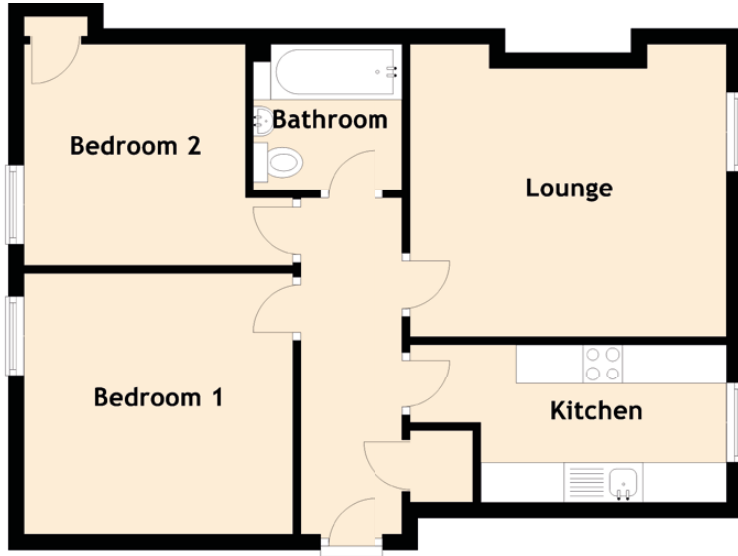
Finishing the property is the contemporary kitchen, with wall and base mounted units finished in white gloss, coloured back-splash, integrated LOGIK induction hob, oven and extractor fan and space for a number of free-standing appliances. There are also great storage solutions throughout the property including a large shelved hallway cupboard. The property benefits from mains-wired smoke alarms and also has access to a shared timber shed in the garden.

Viewing of this property is highly recommended.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

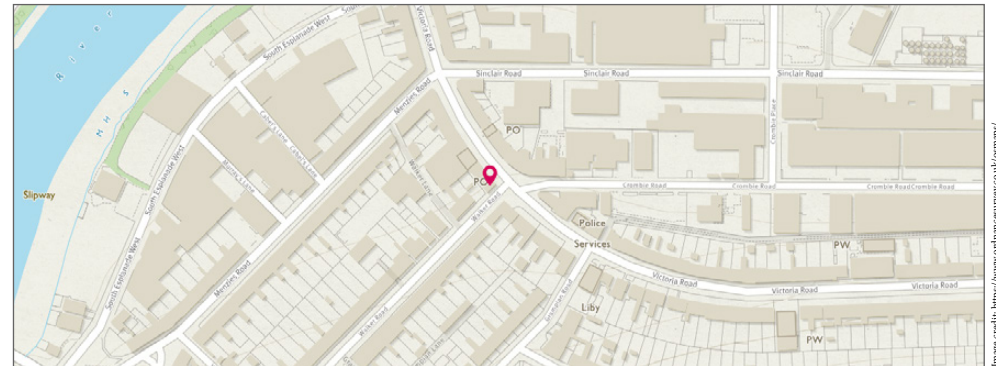


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.84m (6'1")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, light fixtures and fittings, and blinds. White goods are available by separate negotiation.



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Text and description  
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Surveyor



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**SCOTT MARSHALL**  
Photographer



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