




McEwan Fraser Legal

Solicitors & Estate Agents

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118 Sheddocksley Drive

ABERDEEN, AB16 6PN

THE LOCATION

ABERDEEN

118 Sheddocksley Drive is located in the ever-popular residential area of the Lang Stracht and is fast becoming a sought after location with some serious investment and development near by. The property is situated near several local amenities and a short walk to one of the Tesco Superstores, and one of several major NHS hospitals that Aberdeen has to offer. Primary schooling is within walking distance with secondary schooling available nearby. The Lang Stracht and the area are 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.

The City Centre is within 2 miles of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The city offers further excellent Bus & Rail Service, with National and International flights being provided from Dyce Airport.



THE PROPERTY

118 SHEDDOCKSLEY DRIVE

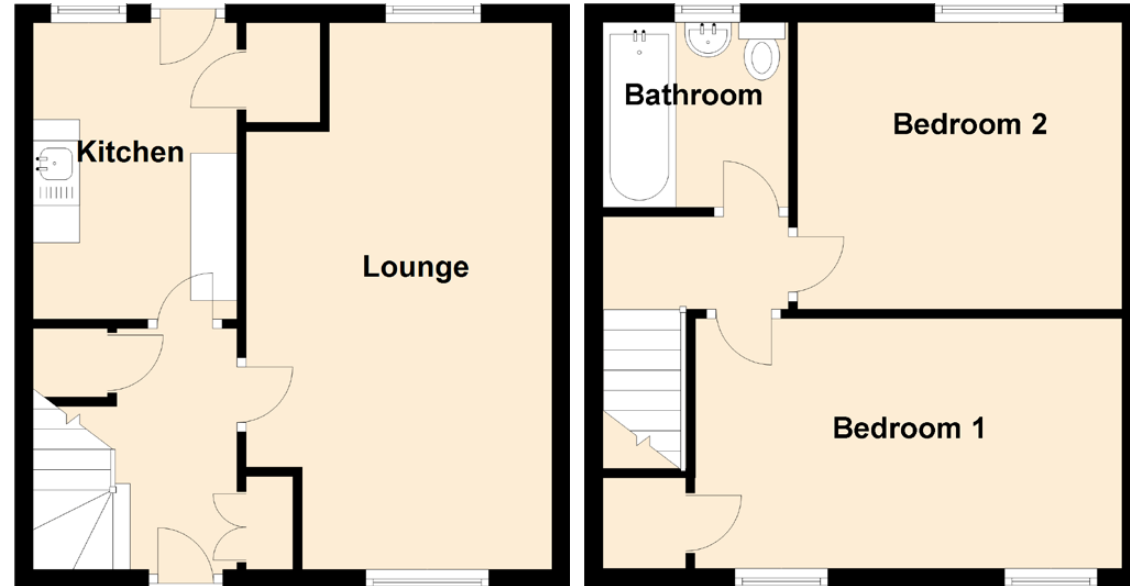
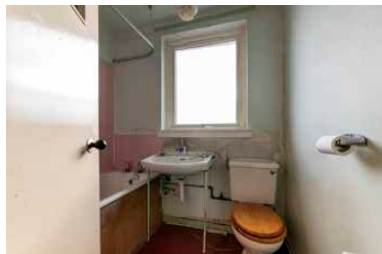
118 Sheddocksley Drive is a spacious 2 Bedroom End Terrace dwelling which requires modernization and upgrading which is reflected in the current marketing price. The spacious accommodation over two floors is a blank canvas and comprises of the following: entrance hall with large cupboard, spacious bright lounge with dual aspect windows, kitchen with access to the rear garden.

First Floor: Two double bedrooms with fitted cupboards, family bathroom with

shower over the bath, with its location and once modernized this would be an ideal property for a first time purchase, a young family, or a fantastic buy to let property.

To the front of the property, a small garden with boundary fence and pathway which leads to the front door laid mostly to lawn with sporadic planting of mature shrubs and a single mature tree, off-street parking for several vehicles is available to the side of the property with a pathway leading to the rear garden.



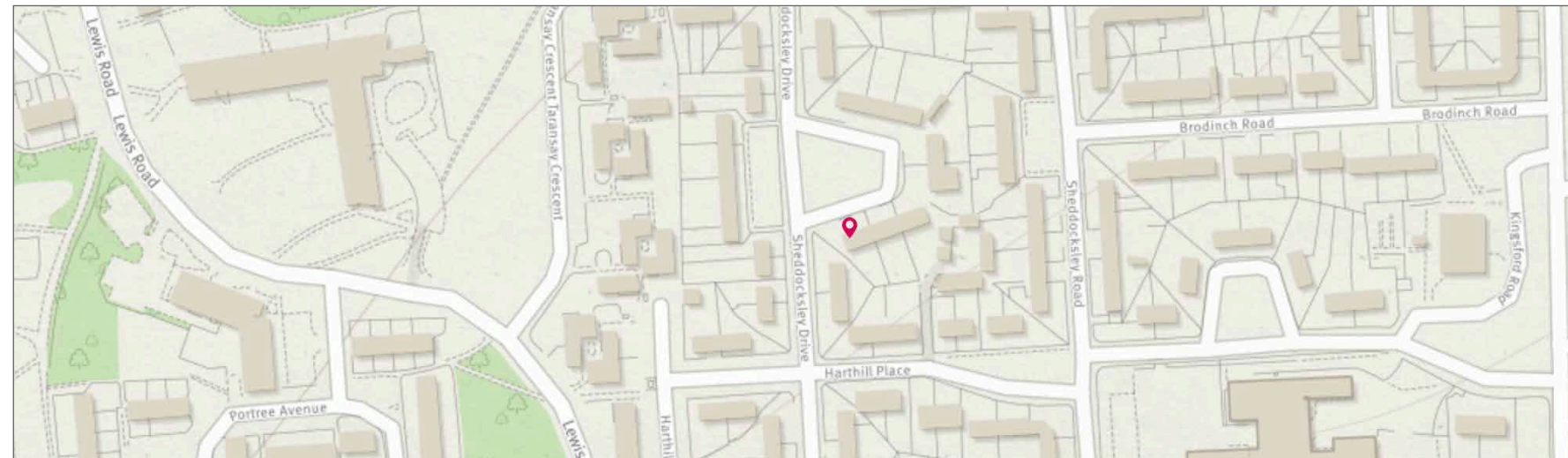


Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.30m (10'10")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	4.60m (15'1") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 68m²

EPC Rating: F






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**Part
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