

5 Charles Street

ABERDEEN, AB25 3TU



*City centre 1 bedroom flat with
completely private front door entrance*



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McEwan Fraser Legal is delighted to present this 1- bedroom city centre flat in Aberdeen. The property benefits from a brilliant location with the convenience of a private entrance and shared-off street parking.

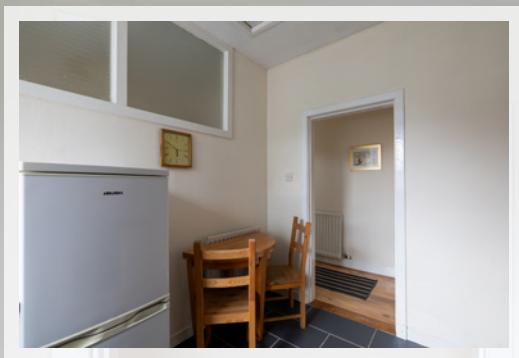
THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with plenty of natural light
- Fully equipped kitchen
- 1 double bedroom
- Bathroom with shower head over the bath

THE KITCHEN



THE BEDROOM



THE BATHROOM



THE HALLWAY

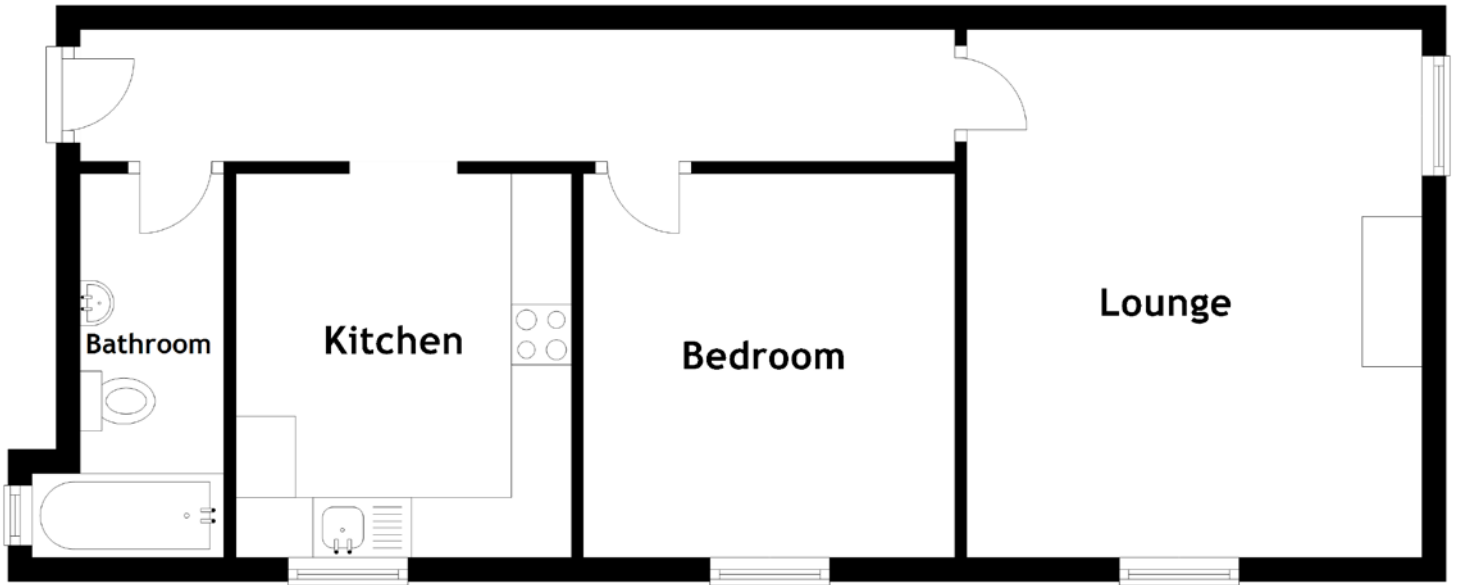


This is an excellent opportunity to make a city centre investment, or take your first steps onto the Aberdeen property ladder.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

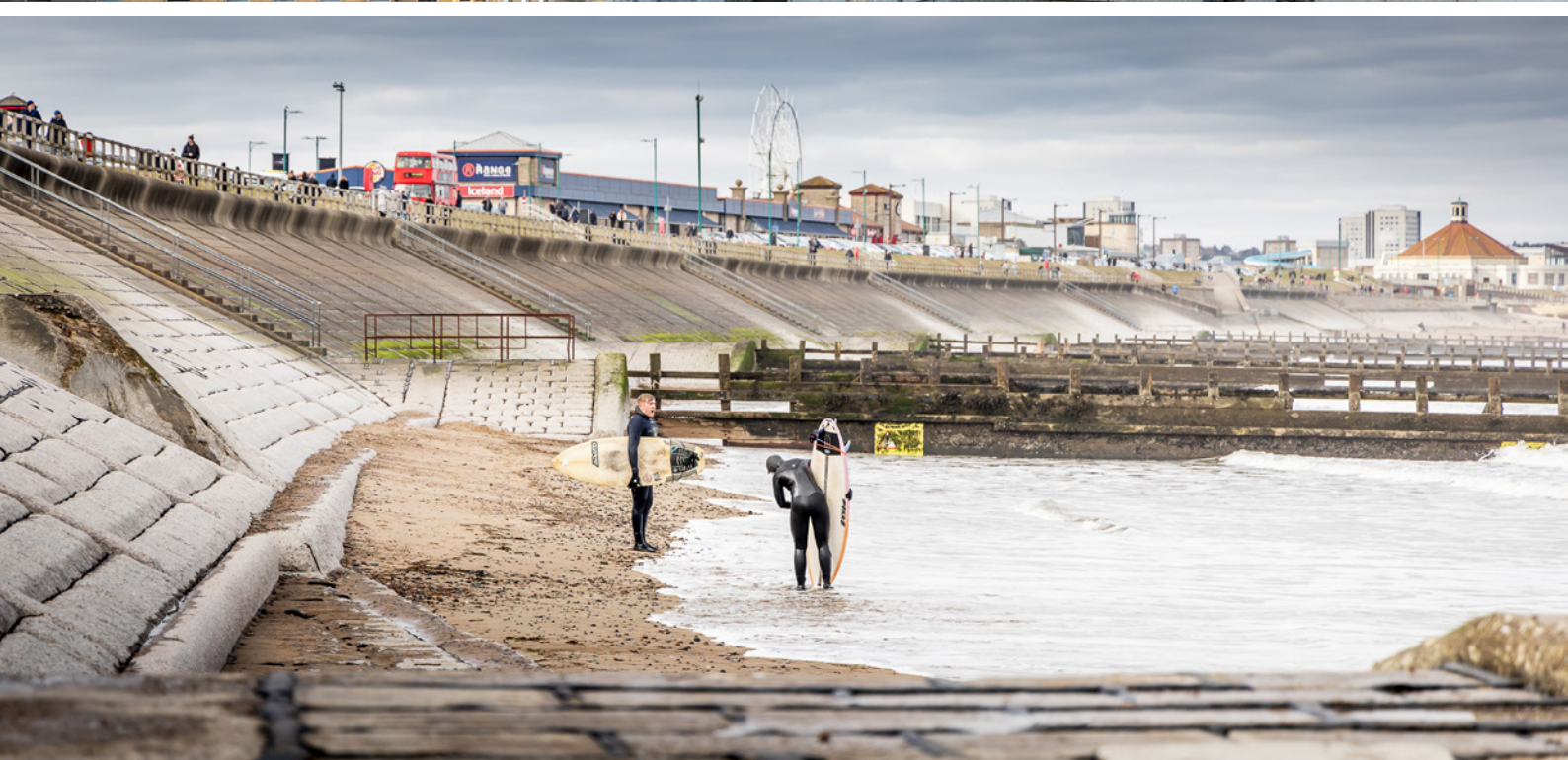
Bedroom	3.20m (10'6") x 3.10m (10'2")
Bathroom	3.20m (10'6") x 1.20m (3'11")

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	3.20m (10'6") x 2.80m (9'2")

Gross internal floor area (m²): 50m²
EPC Rating: E

THE LOCATION

With its sought after location, Charles Street is situated in a very popular residential area, ten minutes from the city centre, close to the beach and close to many arterial routes and accordingly most parts of the city are easily accessible.





Locally you are well served by excellent schools, specialist and convenience shops. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The area is well served by local public transport facilities, with the city offering further excellent bus and rail service and national & international flights being provided from Dyce Airport. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Foresterhill Hospital complex easily accessible.



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Part
Exchange
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Text and description
CRAIG PETERS
Surveyor



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