

14 Sunnybank Place

ABERDEEN, AB24 3LA



Spacious one bedroom first floor flat in a desirable residential location



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal offer for sale this exceptionally spacious one-bedroom flat which is located on the first floor of a well-maintained communal building protected by a security entry system, enjoying the modern comforts of gas central heating and double glazing and is presented in good decorative order. Fantastic opportunity for a first-time purchaser or as a buy-to-let with its easy access to Aberdeen University, only a 5 minute walk away, for a landlord looking to add to their rental property portfolio. The property is ready to move into with the minimum of inconvenience.

THE LOUNGE



The accommodation comprises a welcoming entrance hall, exceptionally spacious lounge, and dining kitchen equipped with a range of wall and base mounted units incorporating ample contrasting work surfaces.

THE KITCHEN



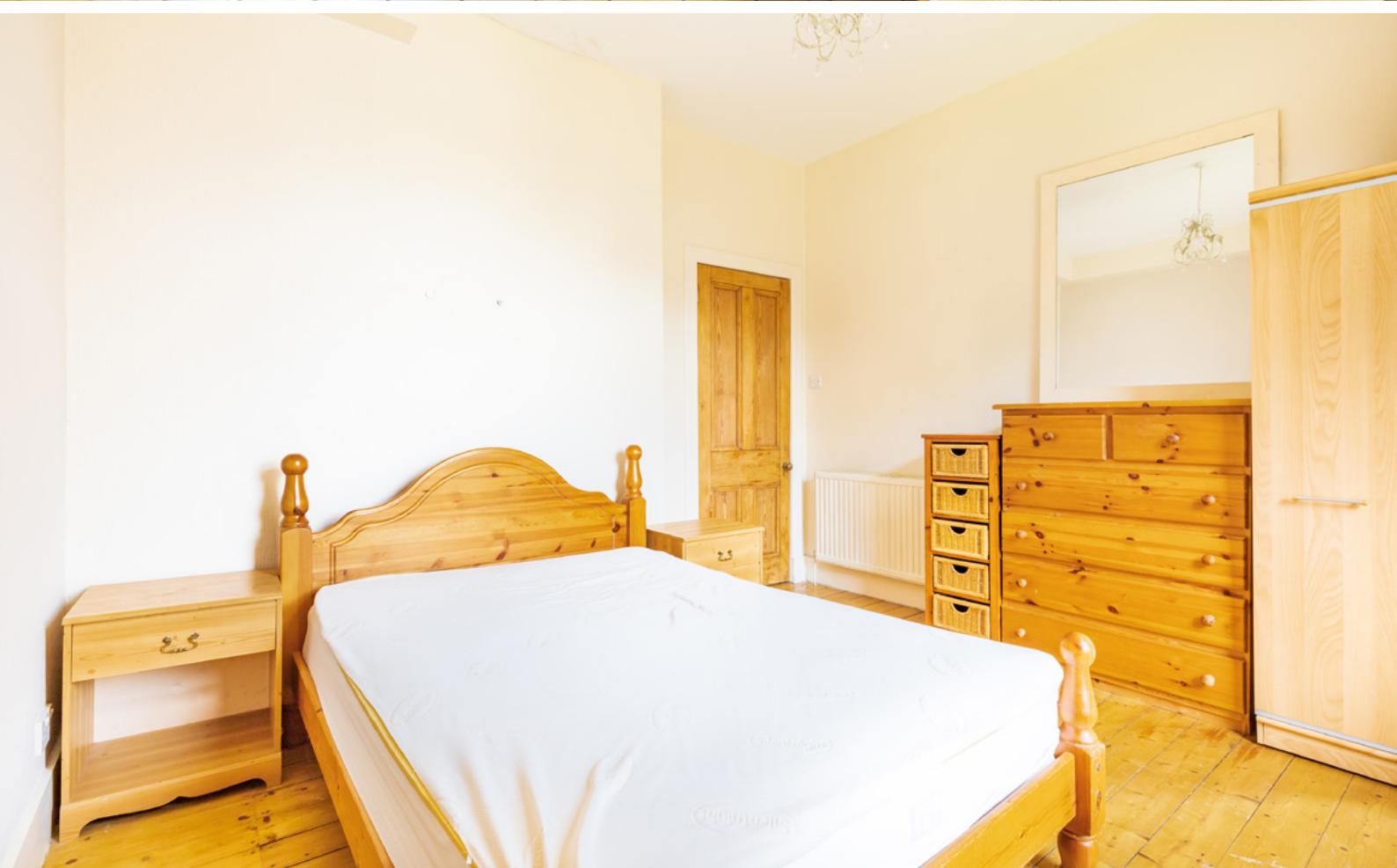


There is a generously proportioned double bedroom to the rear of the property with ample space for various pieces of standalone furniture. Completing the accommodation is the centrally located shower room.

THE SHOWER ROOM



THE BEDROOM

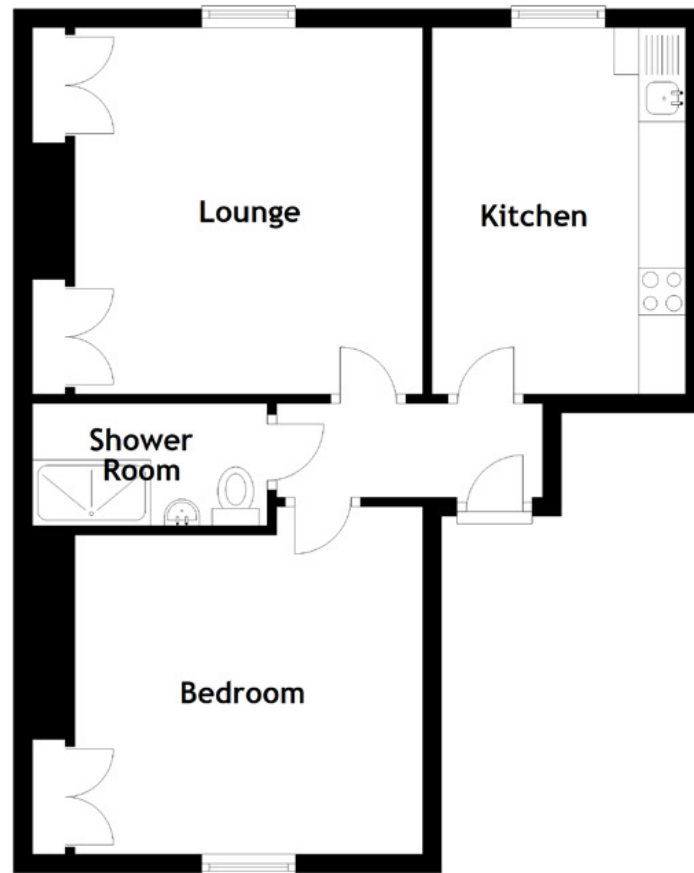


To the rear of the property is a communal garden with drying areas laid mostly on the lawn. To the front, there is ample on-street permit parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

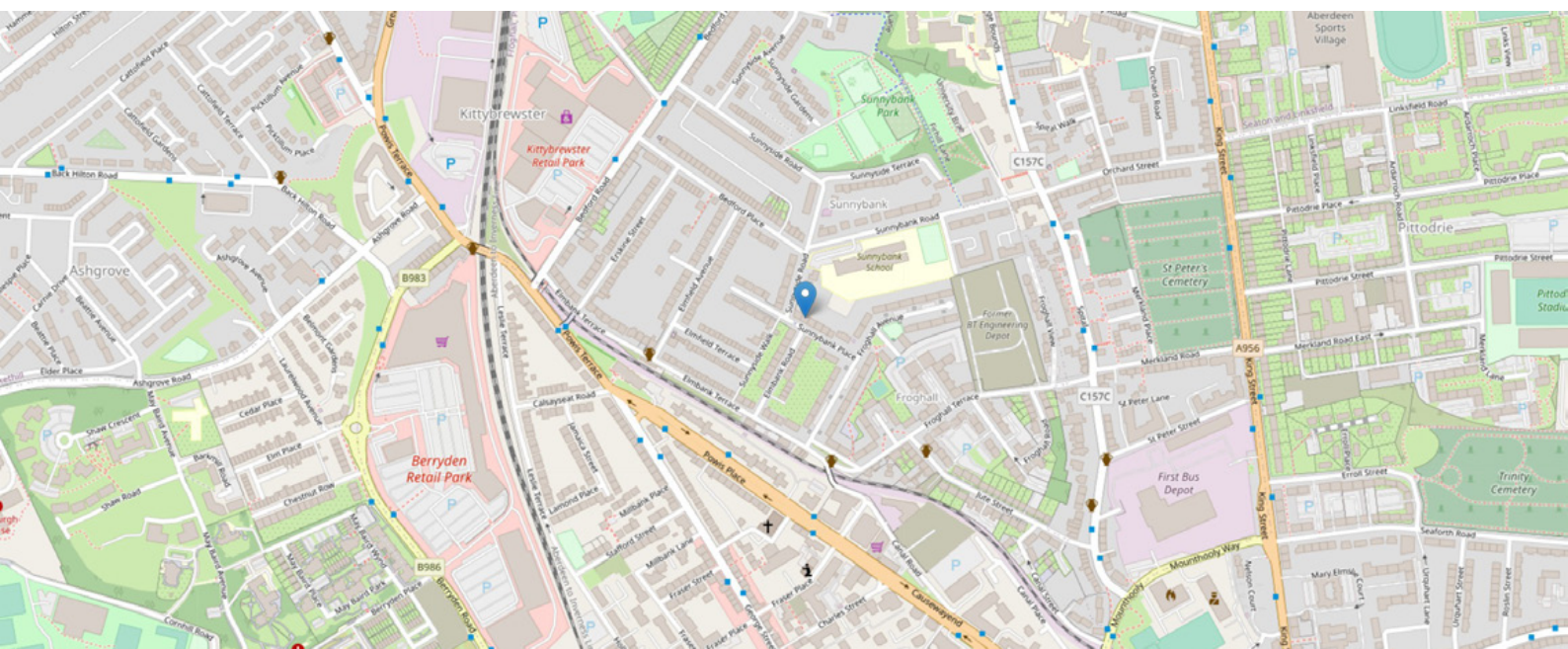


Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.70m (12'2")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Shower Room	2.50m (8'2") x 1.30m (4'3")
Bedroom	3.70m (12'2") x 3.40m (11'2")

Gross internal floor area (m²): 47m²
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings. All other electrical items and soft furnishings are by separate negotiation.



THE LOCATION

14 Sunnybank Place is located in a popular residential area, only five minutes walk to Aberdeen University with a multitude of local shops, cafes and amenities and a retail park at Berryden. The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.

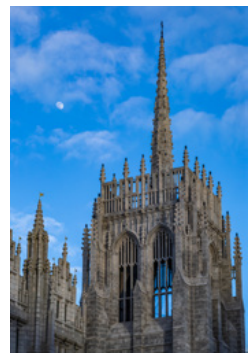




The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport.

The main East Coast Rail network operates through Aberdeen providing a link to the central belt 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 Fosterhill Hospital nearby.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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