




McEwan Fraser Legal
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397/1 Clifton Road

ABERDEEN, ABERDEENSHIRE, AB24 4EB

ABERDEEN



Clifton Road, Woodside is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its sought after location, you are 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 verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served by local shops and great local public transport facilities. With the city offering further excellent Bus & Rail Service and with National & International flights being provided 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 both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.



397/1 CLIFTON ROAD

Located in a popular residential area of Aberdeen is this exceptionally spacious three bedroom property. 397 Clifton Road is presented to the market in an immaculate walk-in condition and has the added bonus of a current HMO Licence (House of Multiple occupancy).

The property with its accommodation spanning two floors has been refurbished and redecorated to an impeccable standard and boasts many features, immaculate fresh neutral décor throughout, kitchen with ample base and wall mounted units with contrasting work surfaces, bright spacious lounge with dining area, an immaculate well-equipped family bathroom with mixer type shower over the bath, large double bedroom.

On the upper floor, you have two further double bedrooms. All three bedrooms have fitted wardrobes or cupboards and are all large enough to have a workstation. The property further benefits from full double glazing and gas central heating. With its fantastic central location, this property would suit a professional couple or a fantastic Buy-to-Let investment. Early viewing is a must and is highly recommended.

On-street parking is available immediately to the front of the property, a pathway leads to the walled rear garden with stone steps leading to the front entrance. The rear garden is immaculately maintained laid mostly to lawn with borders containing various seasonal flowers and shrubs. A secure stone outbuilding is allocated to each property, perfect for additional storage. A well maintained communal drying area completes the gardens.





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	4.30m (14'1") x 3.80m (12'6")
Bedroom 2	5.19m (17') x 4.30m (14'1")
Bedroom 3	3.90m (12'10") x 3.30m (10'10")
Bathroom	2.50m (8'2") x 1.40m (4'7")

Gross internal floor area (m²): 95m²

EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, blinds curtains and light fittings. Additional electrical items and soft furnishings are by separate arrangements.

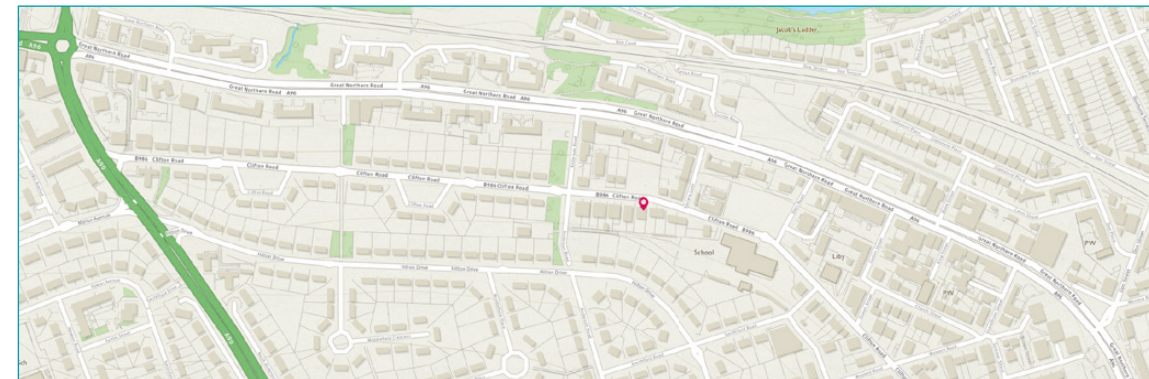


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