




McEwan Fraser Legal

Solicitors & Estate Agents

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108 Inchbrae Drive

GARTHDEE, ABERDEEN, ABERDEENSHIRE, AB10 7AL

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Situated within the city boundaries in the popular residential suburb of Bridge of Dee and easily commutable to the city centre. Bridge of Dee enjoys extensive open park and landscaped areas with a multitude of outdoor activities and pursuits available close by. It also has a fantastic range of community facilities including children's nurseries, a highly regarded primary school and secondary school.

There are excellent shopping facilities in and around the area, including several superstores and a variety of local shops. The area is well served by regular local transport making it particularly convenient for those commuting to the city centre which is approximately three miles to the north, or the commercial areas of Aberdeen. It is also only a short walk to the University campus. The city provides all that one would expect from 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.

108 Inchbrae Drive is a substantial two double bedroom top floor flat, set in a popular residential area of Bridge of Dee,

approximately three miles south of Aberdeen city centre and within easy reach of the industrial areas of Tullos, Altens and Aberdeen Royal Infirmary and within walking distance to the Robert Gordon University.

This well-proportioned property further benefits from full double glazing and gas central heating throughout. A fantastic property for a young family and ideally located for a professional couple, student or as a superb Buy-To-Let investment. Early viewing is highly recommended.

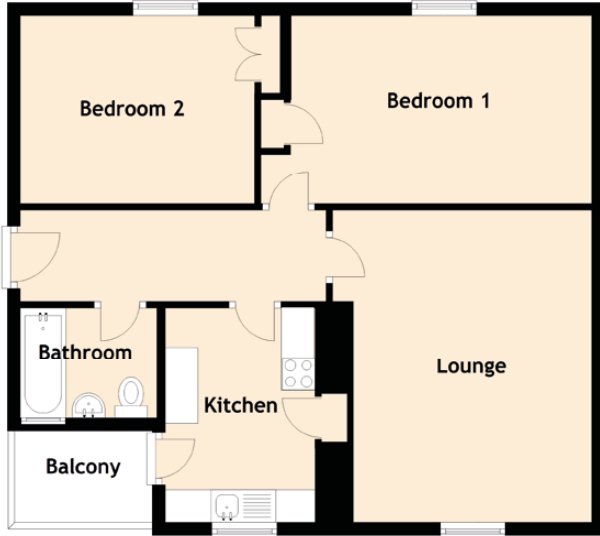
The property consists of an entrance hallway, large lounge area and a modern kitchen with free standing appliances also benefitting from plenty of wall and floor-based storage units, a balcony is accessed via the kitchen and is a great sheltered space. There are two double bedrooms one with fitted a wardrobe yet both with plenty of space for free standing furniture and to complete the accommodation a family bathroom. In addition, you have ample storage facilities and cupboards throughout the property.

To the front of the property, a communal gated entrance is laid to lawn. Parking is on-street.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

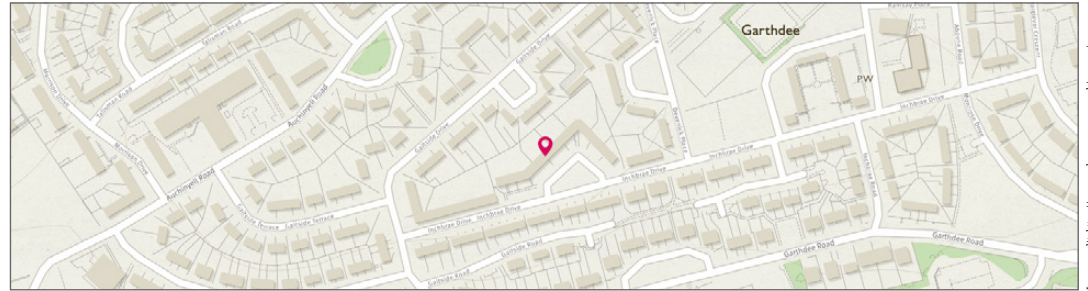


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'2")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Balcony	2.10m (6'11") x 1.50m (4'11")
Bedroom 1	5.10m (16'9") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 67m² | EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. Any other item may be available at separate negotiation.




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Part
Exchange
Available

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Text and description
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