



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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11 Great Southern Road

ADERDEEN, ABERDEENSHIRE, AB11 7XY





# ADERDEEN

ABERDEENSHIRE, AB11 7XY

Great Southern Road is situated in a sought after location and just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The property is well served with local shops and public transport facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the south, and west of the City of Inverness. The property is only a few minutes walk to the Old Railway Line for cycling to Banchony and nearby Duthie Park, Winter Gardens, and River Dee for walks.

The property is also ideally located for both students and professional employees with both Aberdeen University and Robert Gordon University being a short distance and, in addition, The Royal Cornhill and Foster Hill Hospitals are equally as close.





# 11 GREAT SOUTHERN RD

ADERDEEN, ABERDEENSHIRE, AB11 7XY

11 Great Southern Road boasts extremely versatile living accommodation with the potential to create a fine family home.

The property comprises of a welcoming entrance hallway with stairs to the first floor; built-in under stair storage and provides access to all accommodation on offer.

The well-proportioned lounge provides ample free-flowing space for a range of furniture styles and brightly lit by a large bay window overlooking the front garden.

As you move to the rear of the property, there is a large dining room, which is currently being used as a third bedroom, however, has the potential to be a home office or gym.

The kitchen has a good range of

fitted wall and base mounted units, appliances and access door to the rear garden.

A carpeted staircase leads to the first-floor landing giving access to, two generous double bedrooms, and family bathroom with three-piece suit completing the internals of this house.

Externally, the property occupies a generous plot, the front garden benefits from well-stocked flowerbeds, paving slabs and decorative stone chip for easy maintenance and private driveway for off-street parking. To the rear, there is a spacious garden laid with lawn, shed, and for those who love to garden, a small fruit and vegetable patch set to the rear.

This truly is an ideally located property and early viewing is highly recommended.

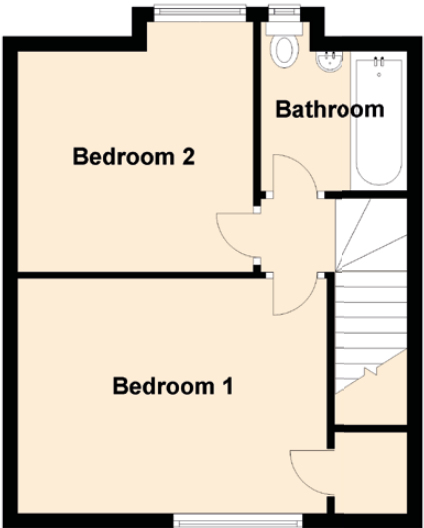
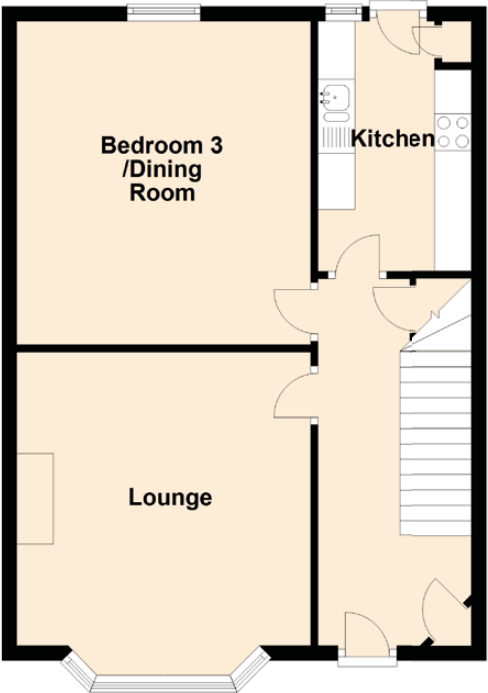






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	3.40m (11'2") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3/Dining Room	4.40m (14'5") x 4.00m (13'1")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted carpets and floor coverings, fixtures and fittings, and all integrated appliances.

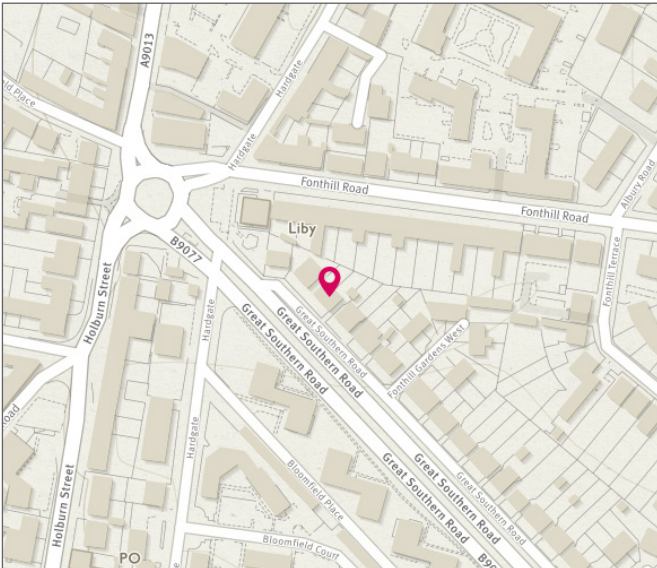


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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