



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**14 New Park Road**

ABERDEEN, ABERDEENSHIRE, AB16 6UT





This spacious three bedroom semi-detached property is located in the ever-popular residential area of Mastrick. New Park Road is located just off the Lang Stracht and the main arterial routes of Anderson Drive and the new AWPR (Aberdeen Western Peripheral Route) making all industrial areas and offices that are to the north and south of the city easily accessible and commutable.

The property is situated near several local amenities and a short walk to one of the new Tesco Superstores, and one of several major NHS hospitals that Aberdeen has to offer. Primary schooling and secondary schooling are available and within walking distance. Mastrick is well serviced by regular public transport links with the City Centre approximately two miles providing 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.

Aberdeen is renowned for its superb educational and recreational facilities there is a fantastic amount of indoor and outdoor activities on your doorstep and all within easy reach of the property. Superb public transport facilities with the city offering 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 beyond, and West to the city of Inverness.



# THE LOCATION

ABERDEEN, ABERDEENSHIRE, AB16 6UT



# 14 NEW PARK ROAD

ABERDEEN, ABERDEENSHIRE, AB16 6UT

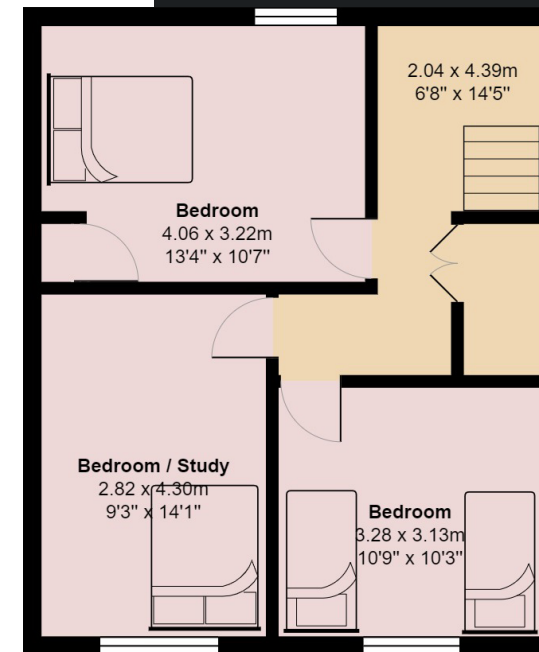
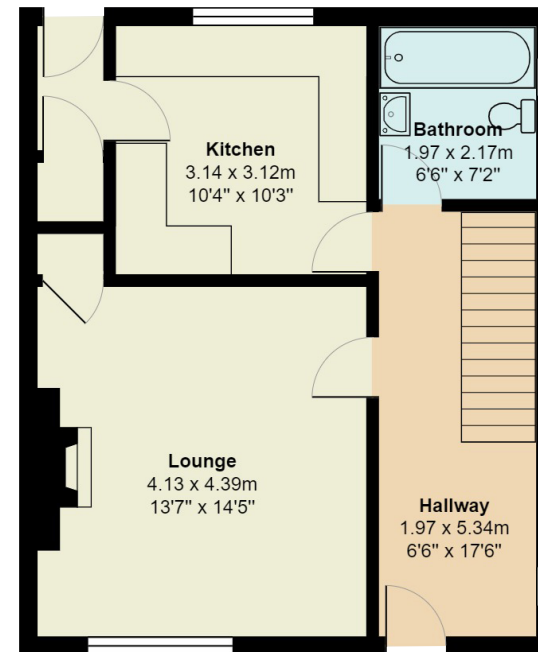
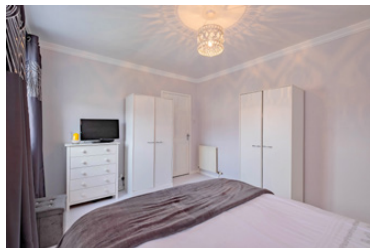
Number 14 New Park Road is a spacious and well proportioned three bedroom semi-detached property. The current owners during their tenure have upgraded and maintained to an exceptional standard with the property being undoubtedly in an immaculate walk-in condition, further benefitting from a fresh neutral décor throughout, full double glazing and gas central heating. With its popular residential location, this would be an ideal property for a first time purchase, a young family with room to grow or a fantastic investment property as a buy to let.

The accommodation over two floors comprises of the following: entrance hall, lounge with a large window that allows the natural light to flood this room, the kitchen is fitted with a multiple wall and floor mounted units and contrasting worktops, with access to the utility and rear garden, the three-piece family bathroom with electric sports shower over the bath completes the ground floor accommodation. A carpeted staircase leads to the floor where you have three double bedrooms, all have fitted wardrobes or cupboards. In addition, there are ample storage cupboards throughout the property.

To the front of the property, a gated driveway allows off-street parking for multiple vehicles. The front garden and extensive rear garden are laid mostly to lawn with sporadic planting of mature shrubs, plants and seasonal flowers. The gardens are bordered by a fence and could be a secure environment with those with children and pets alike, the rear garden also has a clothes drying area and garden shed.







Approximate Dimensions  
(Taken from the widest point)

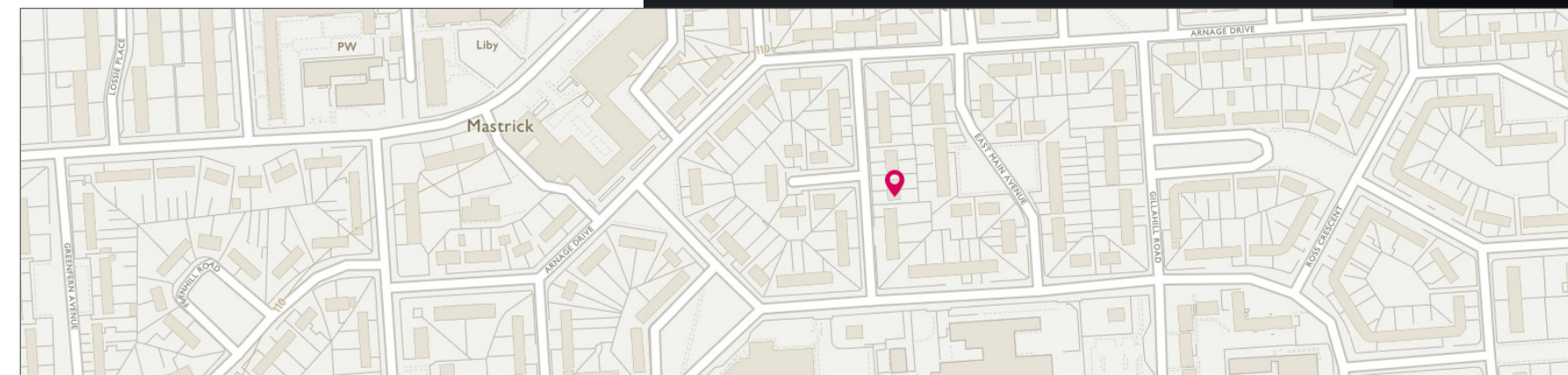
Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All  
fitted floor coverings, blinds and  
light fittings.

# FLOOR PLAN & MAP

## SPECIFICATIONS







# McEwan Fraser Legal

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