

# 6 Riverside Manor

RIVERSIDE DRIVE, ABERDEEN, AB10 7GR



*A two bedroom apartment in the much sought after Riverside Development, with stunning River Dee views*



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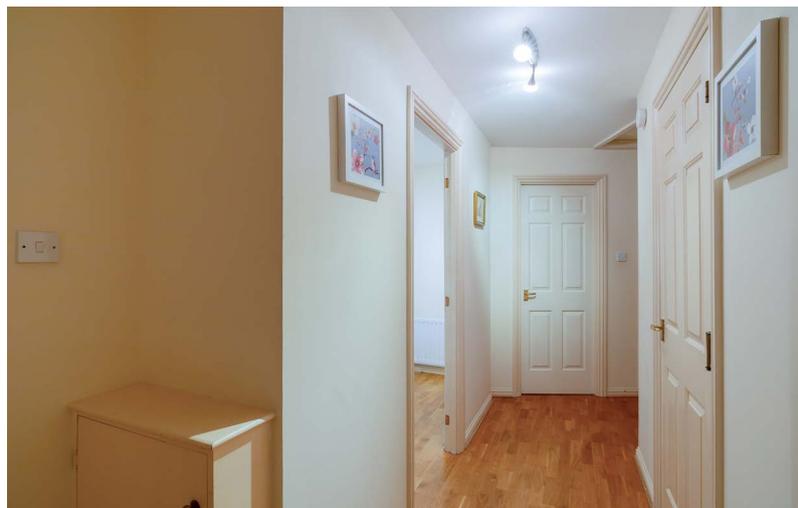
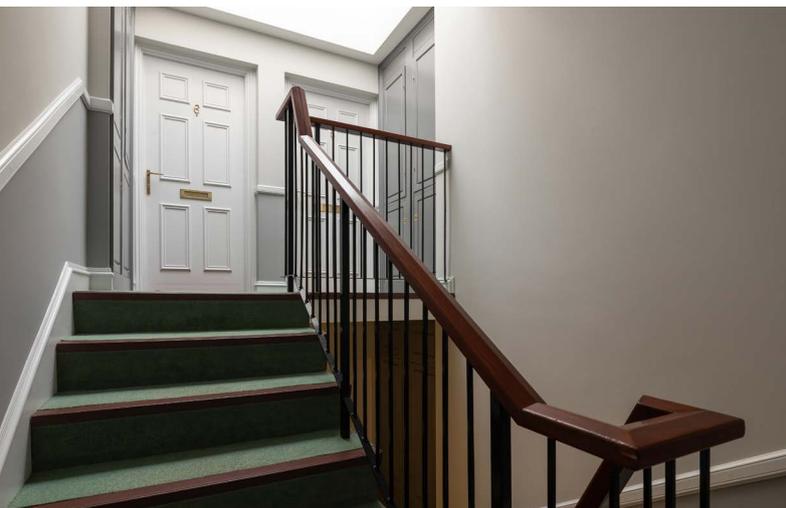


## 6 Riverside Manor

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Mcewan Fraser is pleased to present to market this two bedroom apartment in Riverside manor, making up part of the sought after Riverside development along the banks of the River Dee. It has been well maintained by the current owners in a neutral clean and tidy decor, with bright and airy rooms with plenty of natural light and the most stunning views over the River from the lounge which leads on to the private balcony.

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Inside, the property comprises of:

- Spacious living area with River views
- Fully equipped kitchen
- 2 bedrooms with storage
- Family bathroom with over bath shower

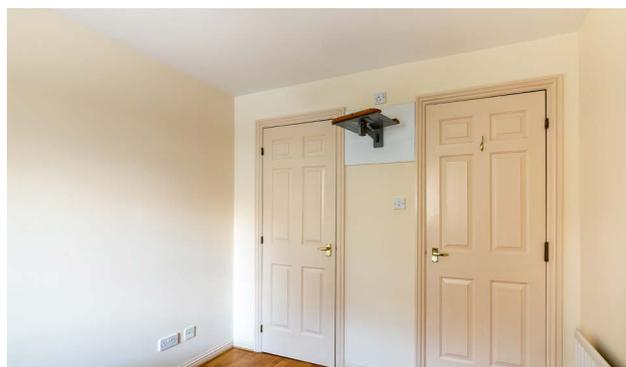




**The Kitchen**



# The Bedrooms





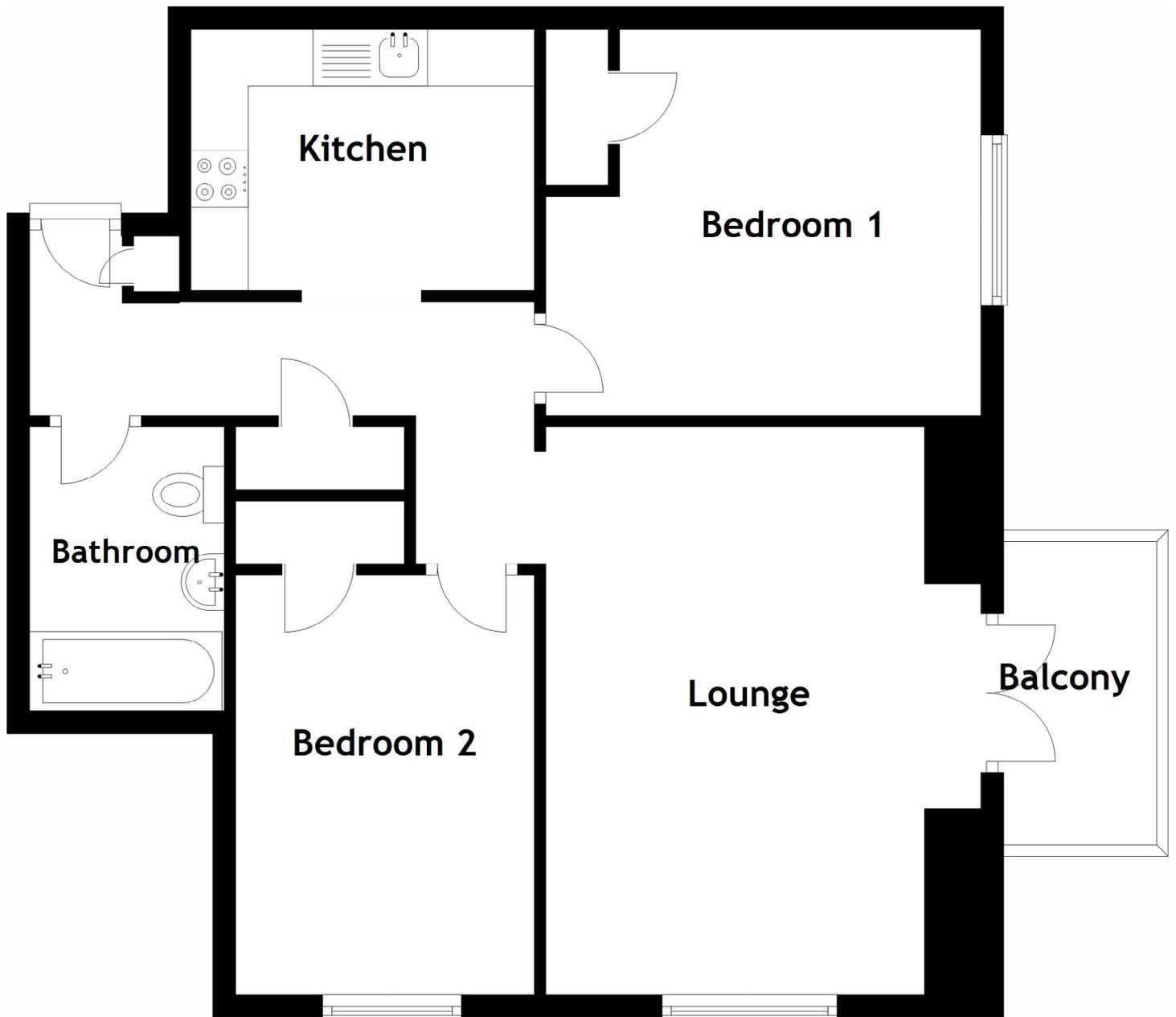
**The Bathroom**



The property is protected by a coded entry system leading to the entrance hall and the impressive bright and well kept communal areas which have been recently decorated with a factor employed to maintain all external areas and communal areas. With its fantastic central location, this property would suit a professional couple or a fantastic buy-to-let investment, it has been a very good rental property in recent years for the current owners

There is allocated parking for residents and visitor spaces as well as on-street free parking along the river bank.





Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

## Floor Plan



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6 Riverside Manor is situated in a sought after location with stunning views of the River Dee, you are only a hop skip and a jump away from being on the banks of the river where you will find miles of endless walks, also located a few minutes drive from the heart of Aberdeen city centre, 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 all within easy reach of the property. The Riverside developments have great local public transport facilities with the city offering further excellent Bus & Rail Service, 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, the South and beyond, and West to the city of Inverness. The property is also ideally located for both the student and the professional employee.

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## The Location

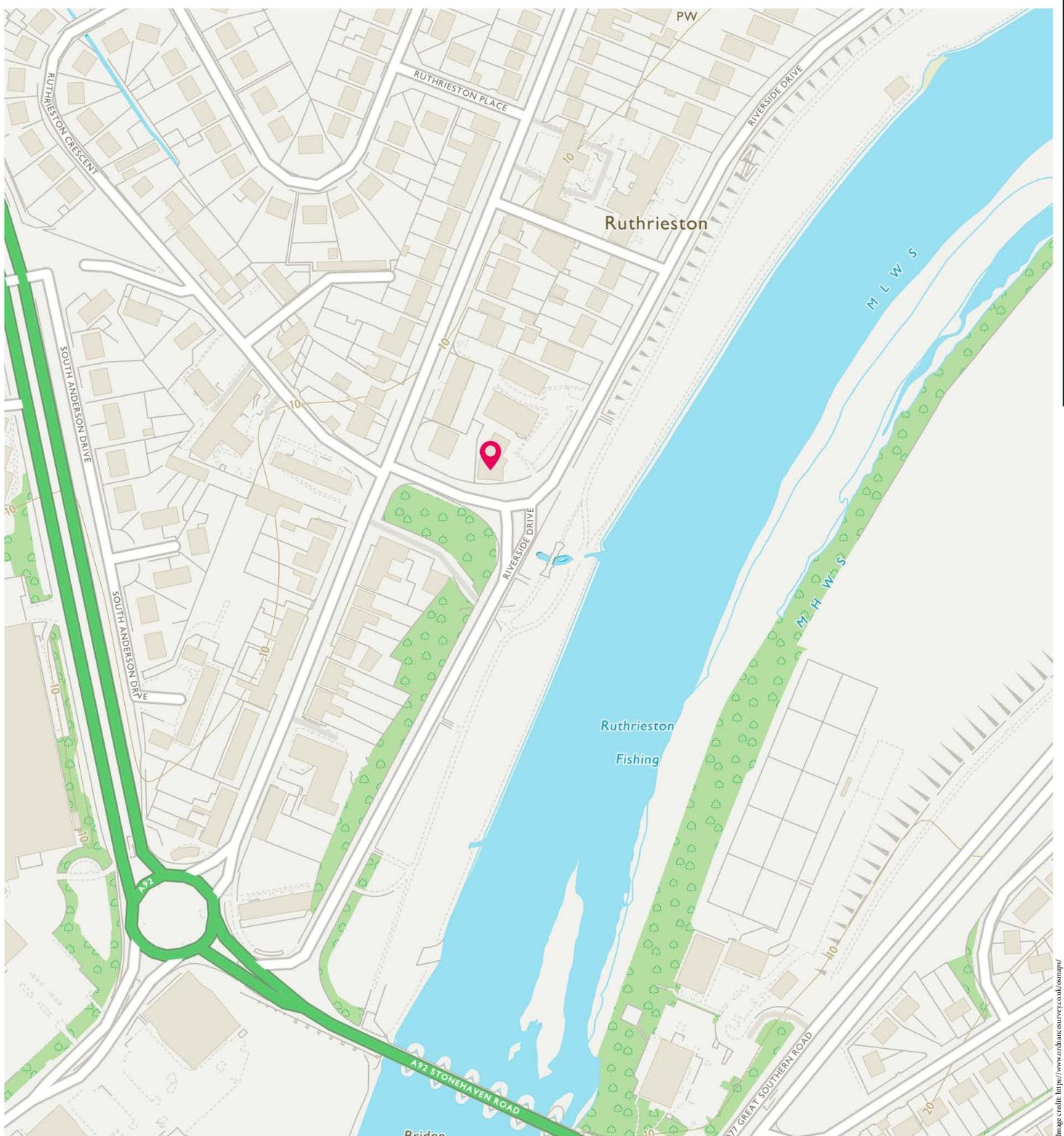


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>

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