




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

Flat 34 Wallace House

PROVOST GRAHAM AVENUE, HAZELHEAD, ABERDEEN, AB15 8ET

FLAT 34 WALLACE HOUSE

Flat 34 Wallace House is a two bedroomed flat located on the 9th floor accessed via a lift in fantastic walk-in condition. The present owners have continually upgraded this property throughout, decorated in neutral tones to suit all tastes and boasts exceptionally light and airy accommodation with large lounge windows providing open views and allowing an abundance of natural light to flood through.

The property further benefits from full double glazing and the heating and hot water is provided by a District Heating system with radiators throughout the flat. It is understood the system is charged on a fixed rate basis. The accommodation comprises of the following: Hall with large cloakroom, lounge with large windows providing great views. Recently fitted modern kitchen with some superior free standing appliances. Two double bedrooms, both with fitted wardrobes, and a great family bathroom with power shower over the bath. Completing the accommodation is a balcony accessed via the lounge or the main bedroom which provides a great private outdoor space sheltered from all weather.

On the ground floor there is a large communal lounge area which can be booked out for private functions. Free on-street parking is available. There are also communal drying areas and bin areas accessed via the key fob.



A SPACIOUS TWO BEDROOM
FLAT WITH GORGEOUS
VIEWS OVER ABERDEEN

THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.20m (10'6")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.10m (10'2") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.80m (5'11")
Porch	2.20m (7'3") x 1.30m (4'3")

Gross internal floor area (m²): 61m²

EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. All other items made negotiable.

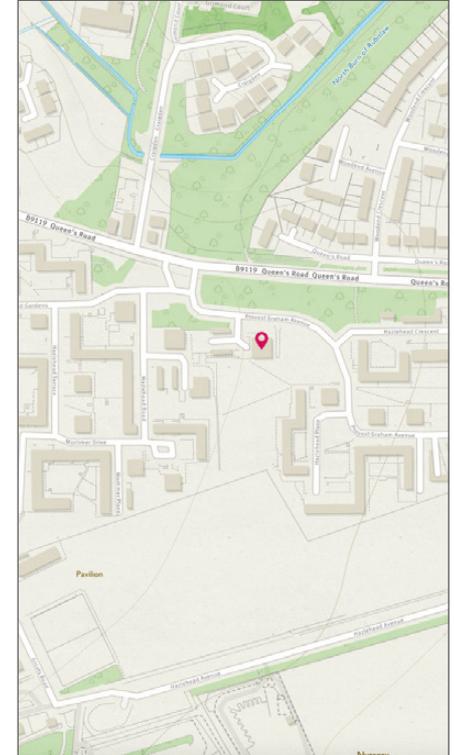


Image credit: <https://www.thomsonreuters.co.uk/company/>


Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer