




McEwan Fraser Legal

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15 Deemount Avenue

ABERDEEN, AB11 7UF

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Deemount Avenue Ferryhill is situated in one of Aberdeen's most desirable and sought after residential areas close to many arterial routes and accordingly, most parts of the city are easily accessible. Ferryhill is within easy walking distance of the city centre, Primary School, Community Centre, Library, Albury Park and local amenities. The renowned Duthie Park with its famed winter gardens is just a five-minute walk away. Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and 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.



LOCATION IMAGES
ABERDEEN LIFESTYLE

15 DEEMOUNT AVENUE

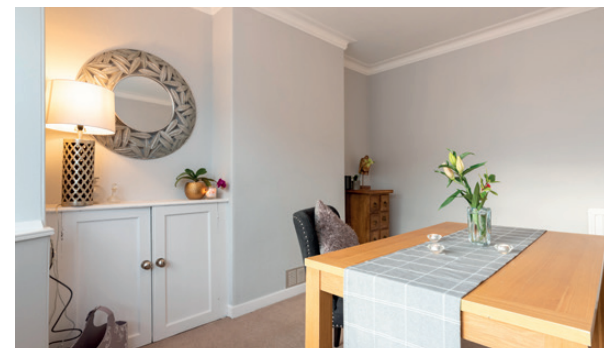
Aberdeen

Situated in the much sought after Ferryhill residential area of Aberdeen a fantastic opportunity to purchase an exceptionally spacious three bedroom semi-detached dwelling.

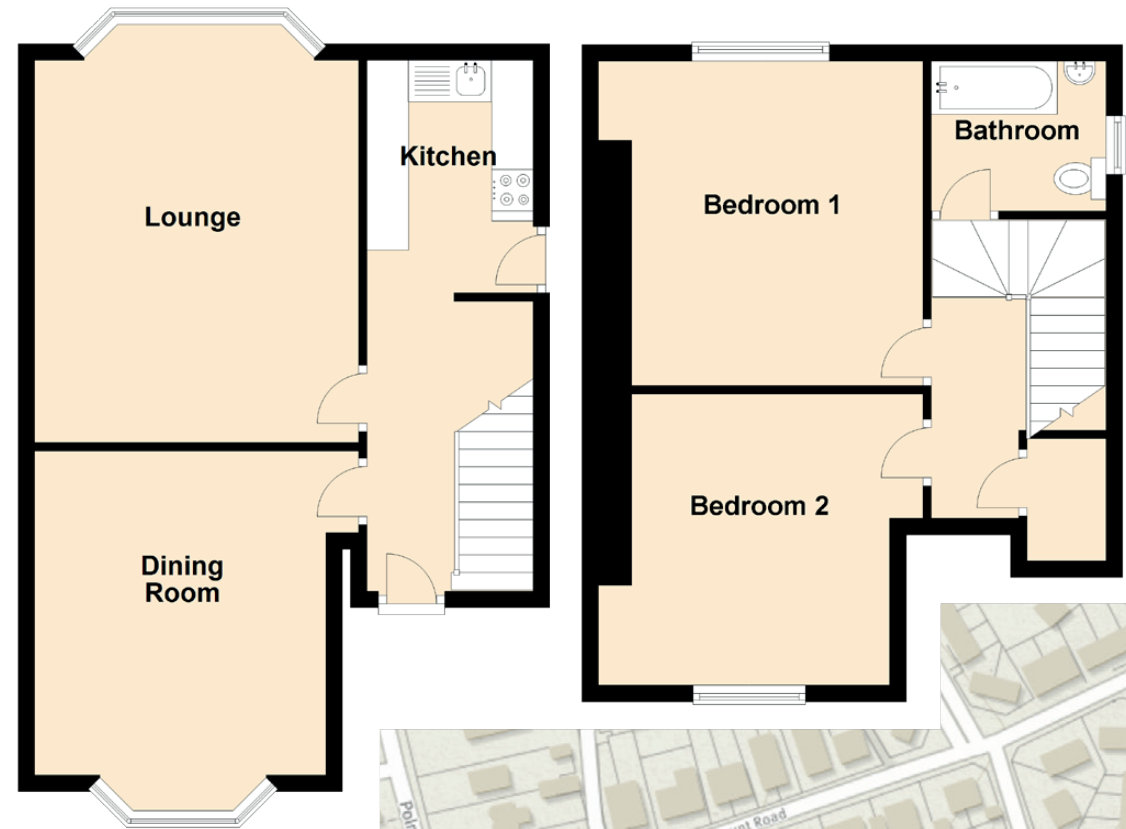
15 Deemount Avenue is presented to the market in an immaculate walk-in condition. This spacious well present property has been partially refurbished and redecorated to an impeccable standard by its current owners and further benefits from full double glazing and gas central heating. The property retains many original features with immaculate fresh neutral décor and recent floor coverings throughout.

With its generous sized accommodation and its fantastic central location, this property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

KITCHEN, DINING
& LOUNGE



BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Dining Room	3.90m (12'10") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.00m (6'7")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 85m²

EPC Rating: D

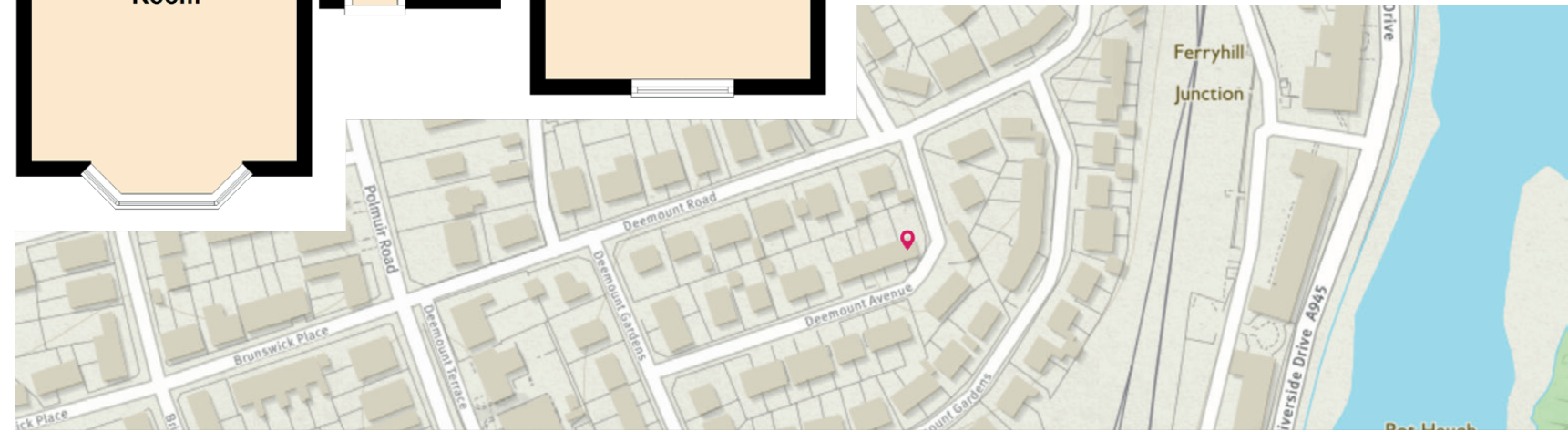


Image credit: <https://www.onthemarket.co.uk/compare/>




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**Part
 Exchange
 Available**

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