



THE LOCATION

16 Camperdown Road is located in a fantastic catchment area for some exceptional and highly regarded primary and secondary schools and within the vicinity of an excellent range of private schools, colleges and Universities. A short walk and you are at the Aberdeen Royal Infirmary and huge hospital complex. Locally there are good public transport facilities and a range of local amenities, hotels and restaurants. The property is also ideally suited for the main Aberdeen ring road which provides commuting to both the north and the south of the city where many of the oil-related industries offices and complexes are located.

The city centre is approximately 1 mile to the east of the property and is easily commutable and is well served by regular local transport. The city provides all that one would expect from 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. You also have some superb recreational and leisure facilities

all within easy reach and a multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport approximately six miles to the north. The main East Coast Rail network operates from Aberdeen providing a link to central belt the south and beyond.



THE PROPERTY

McEwan Fraser Legal is delighted to offer for sale this impressive, four-bedroom granite, double upper apartment which is located within a prime residential area. The current owners, during their tenure, have upgraded and modernised to an impeccable standard. 16 Camperdown Road offers a spacious level of accommodation spanning two floors. This bright and airy self-contained apartment enjoys the comforts of a gas central heating system, with fully double glazed windows and fresh neutral décor throughout, with a combination of quality floor coverings. Many of the rooms retain period features, including high ceilings with moulded plaster cornicing, double-height skirting boards, and a large bay frontal aspect window to the lounge.

The property comprises of an entrance vestibule on the ground floor with a carpeted stairway with wooden balustrade to the first-floor level. An elegant formal lounge boasts a large bay window and focal point working fireplace. The modern dining-kitchen is located to the rear of the property and comprises of a range of wall and base storage units with co-ordinating worktops and quality integrated appliances. There is access to the useful utility room with a rear stairway to the enclosed private rear garden. A generous guest bedroom, formal dining room/bedroom four and a centrally located three-piece bathroom complete this floor.

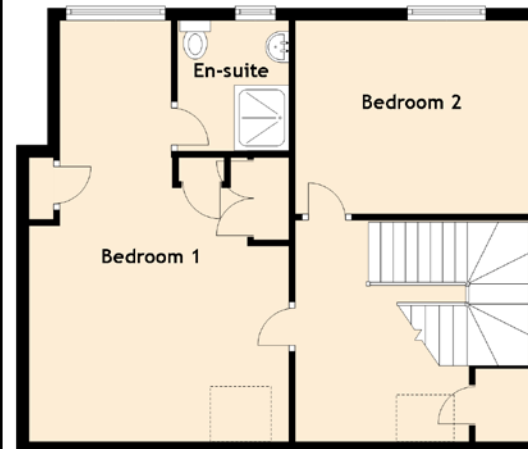
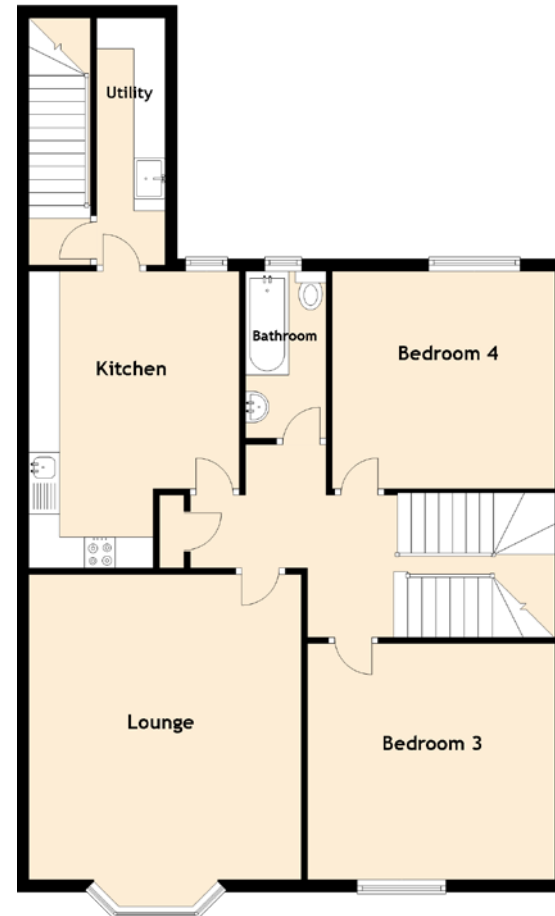
On the upper level you have a spacious en-suite master bedroom enjoying twin frontal windows, a three-piece shower room with large dressing area; a further double bedroom on this level completes the accommodation. There are ample

storage cupboards throughout the property.

On-Street parking is available to the front of the property with residential parking permits. A walled un-gated small front garden with a border containing various shrubs and plants leads to the front door.

To the rear of the property, a fantastic fully enclosed South/East facing garden, which is private and secluded, laid mostly to lawn with extensive borders containing a variety of mature plants and shrubs. A lovely patio area is an excellent space for outside dining, entertaining and enjoying the sun. The garden is also a safe and secure environment for pets and children alike. Completing the garden is the secure outside storage facilities and garage which is accessed from the adjacent rear lane.

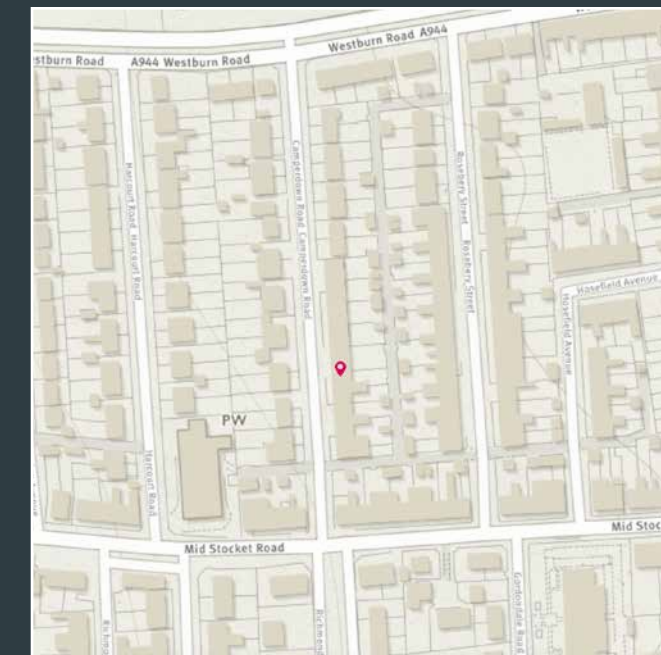




Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18') x 4.40m (14'5")
Kitchen	4.80m (15'9") x 3.40m (11'2")
Utility	4.00m (13'1") x 1.10m (3'7")
Bedroom 1	6.80m (22'4") x 4.20m (13'9")
En-suite	2.10m (6'11") x 1.80m (5'11")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	4.10m (13'5") x 3.80m (12'6")
Bedroom 4	3.60m (11'10") x 3.30m (10'10")
Bathroom	2.70m (8'10") x 1.30m (4'3")

Gross internal floor area (m²): 140m² | EPC Rating: D





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