

# Top Floor Right

22 RICHMOND TERRACE, ABERDEEN, AB25 2RL



*A STUNNING FULLY REFURBISHED TWO BEDROOM  
APARTMENT IN ABERDEEN CITY CENTRE*



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McEwan Fraser Legal is delighted to present this two bedroom apartment in a stunning granite building in Aberdeen. The property is in walk-in condition with the current owners just finishing a refurbishment from front to back and top to bottom, it's like a new build finish.

Inside, the property comprises of:

- Fully equipped modern kitchen with stunning grey gloss units
- Spacious living area with large windows for plenty of natural light
- 2 double bedrooms which include storage
- Family bathroom

This is a stunning city centre apartment that is ready to open the door and start enjoying your new home, with its central location it makes an ideal first purchase or investment with all that Aberdeen has to offer right on your doorstep.

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**22 Richmond Terrace**

# The Kitchen

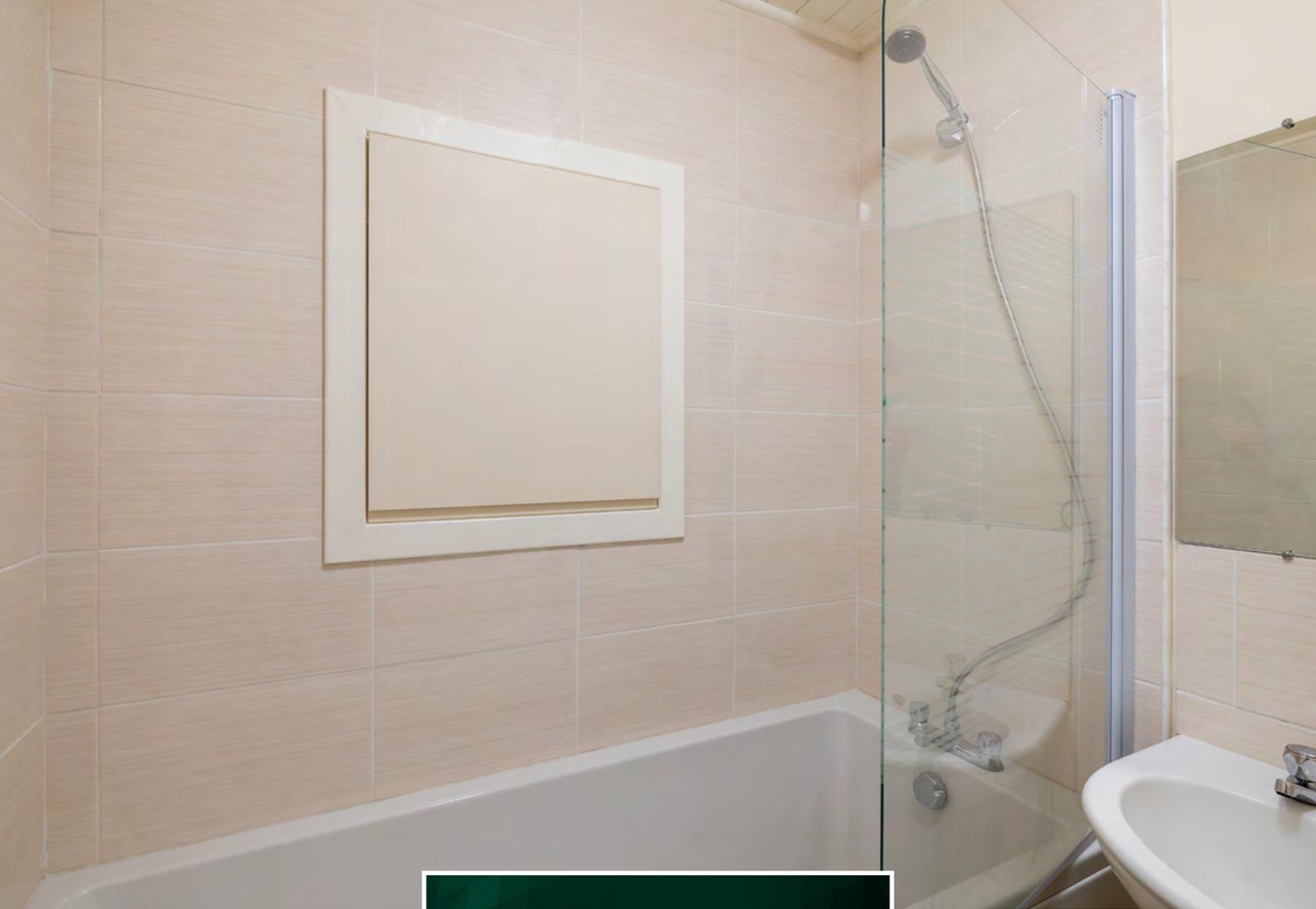


# The Lounge



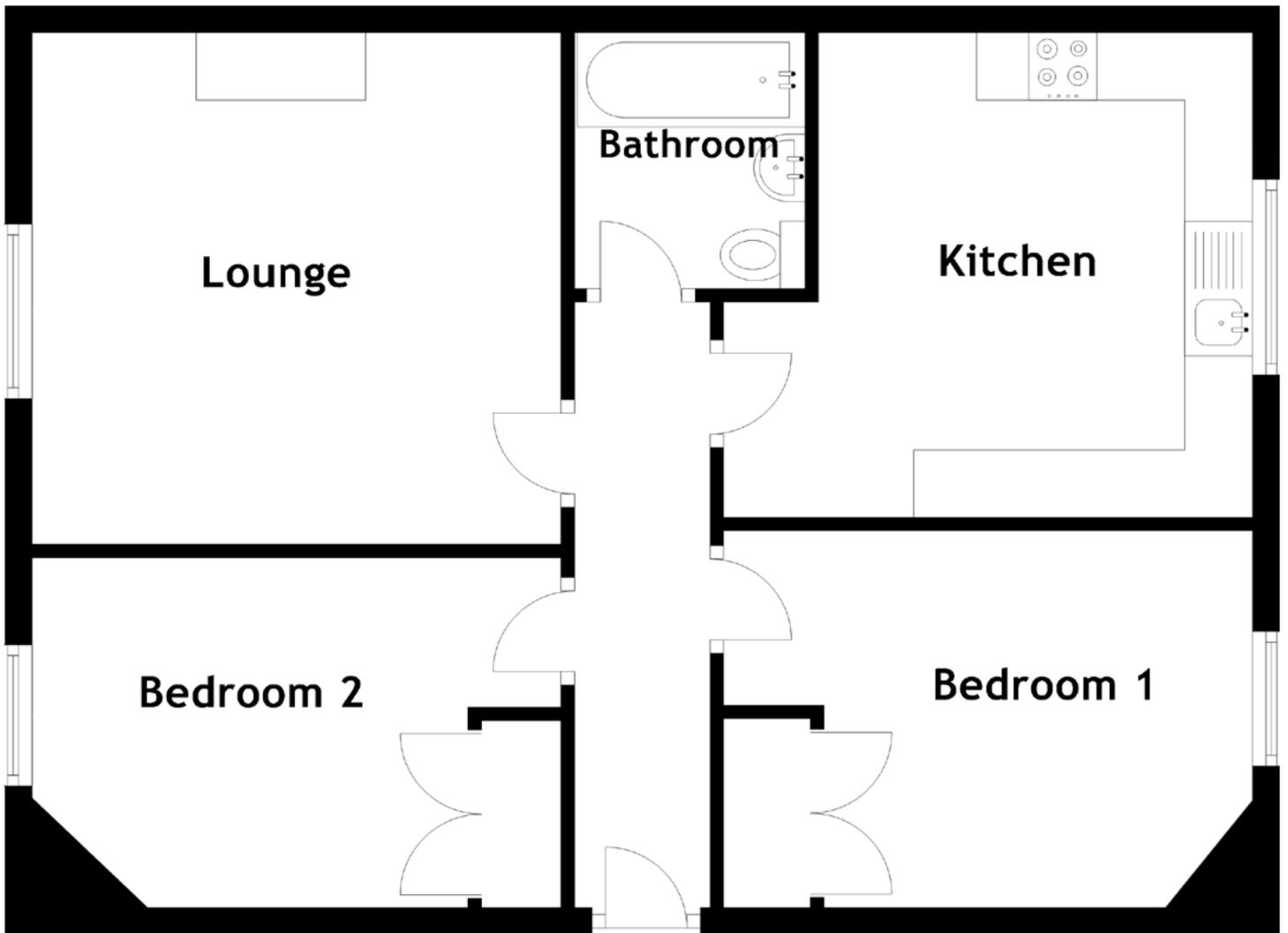


## The Bedrooms



**Bathroom**

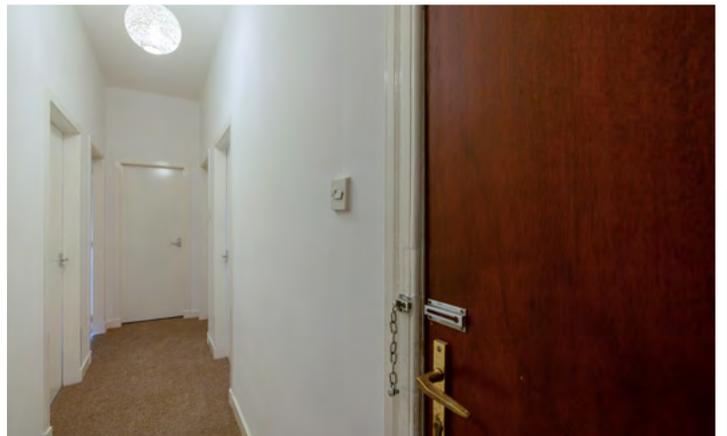




### Approximate Dimensions

(Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Kitchen	3.90m (12'10") x 3.60m (11'10")		
Bedroom 1	4.10m (13'5") x 2.60m (8'6")	Gross internal floor area (m <sup>2</sup> ): 61m <sup>2</sup>	
Bedroom 2	4.00m (13'1") x 2.60m (8'6")	EPC Rating: E	





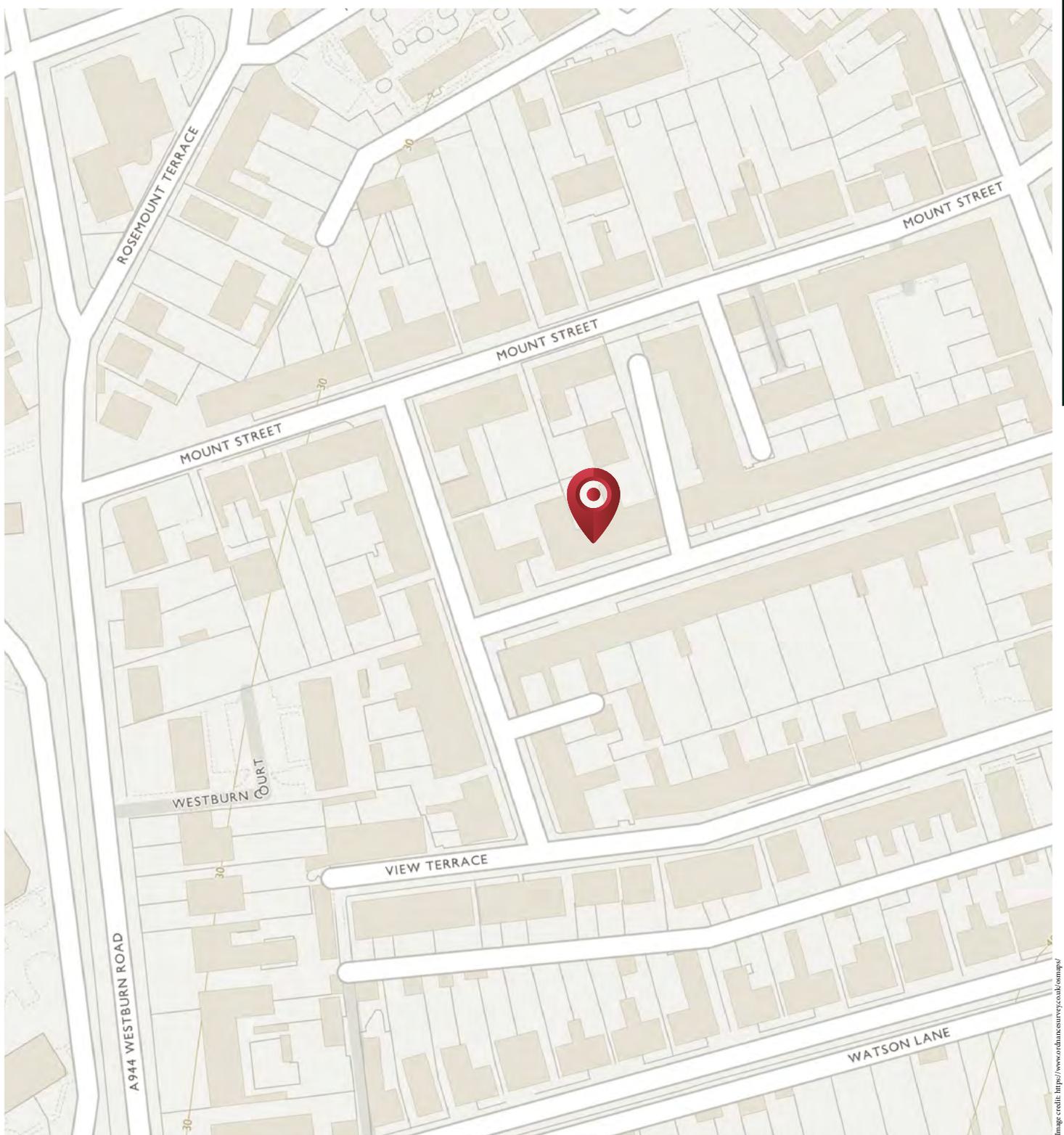
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Situated in a sought after location in Rosemount in a very popular residential area North West of the city centre and close to many arterial routes and accordingly most parts of the city are easily accessible. Locally you are well served by excellent schools, specialist and convenience stores and shops. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities. The area is well served by local public transport facilities, with the city offering further excellent Bus & Rail Service and 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 with both, Aberdeen University and Foresterhill Hospital complex easily accessible along with a wide range of Offices in the West End of the City and the Westburn and Victoria Parks.

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## The Location



# McEwan Fraser Legal

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Surveyor



Layout graphics and design  
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