

Flat F, 56 Erroll Street

ABERDEEN, AB24 5PP



A two-bedroom apartment in walk-in condition with spectacular sea and city views in both directions



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McEwan Fraser Legal is delighted to present this two-bedroom apartment with stunning sea views from the lounge and city views from the kitchen, the best of both worlds. The property is in walk-in condition with the current owner modernising throughout with everything from decoration to heating with a new modern boiler installed, as well as new double glazed windows installed in the kitchen over the coming weeks for a new owner to benefit from.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with sea views
- Fully equipped kitchen with centre breakfast bar area
- Two double bedrooms which both include built-in storage
- Modern shower room
- Large hallway storage cupboard
- Private loft access, the full length of the flat with pull-down ladder.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

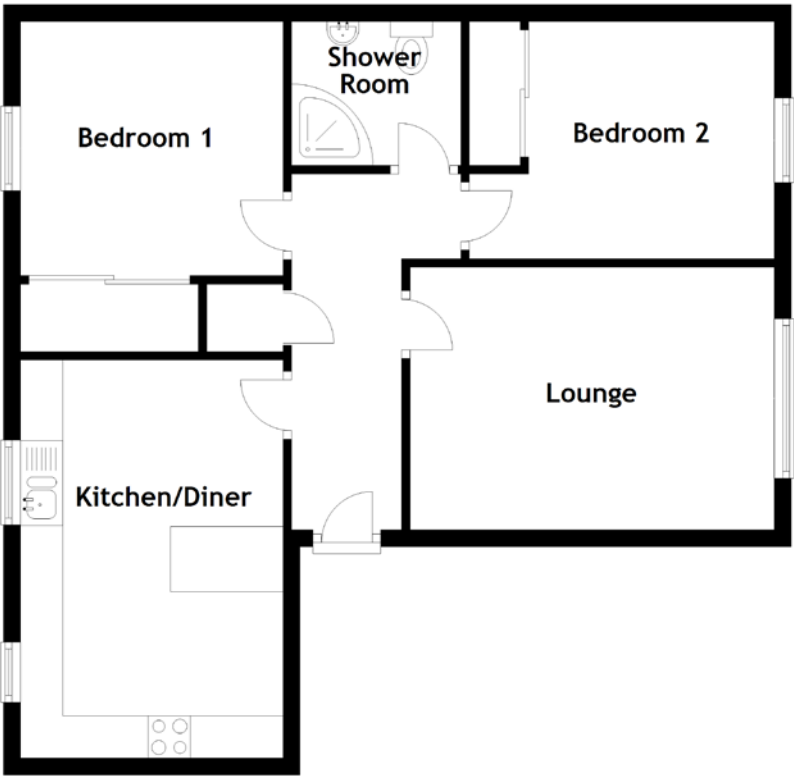


This is a fantastic first step on the property ladder if you are looking for something close to the city but with a quiet residential feel, it also makes a very good investment due to its location, the fact that it is a turn-key property, allocated personal parking space, and the stunning views which have to be seen to be fully appreciated.

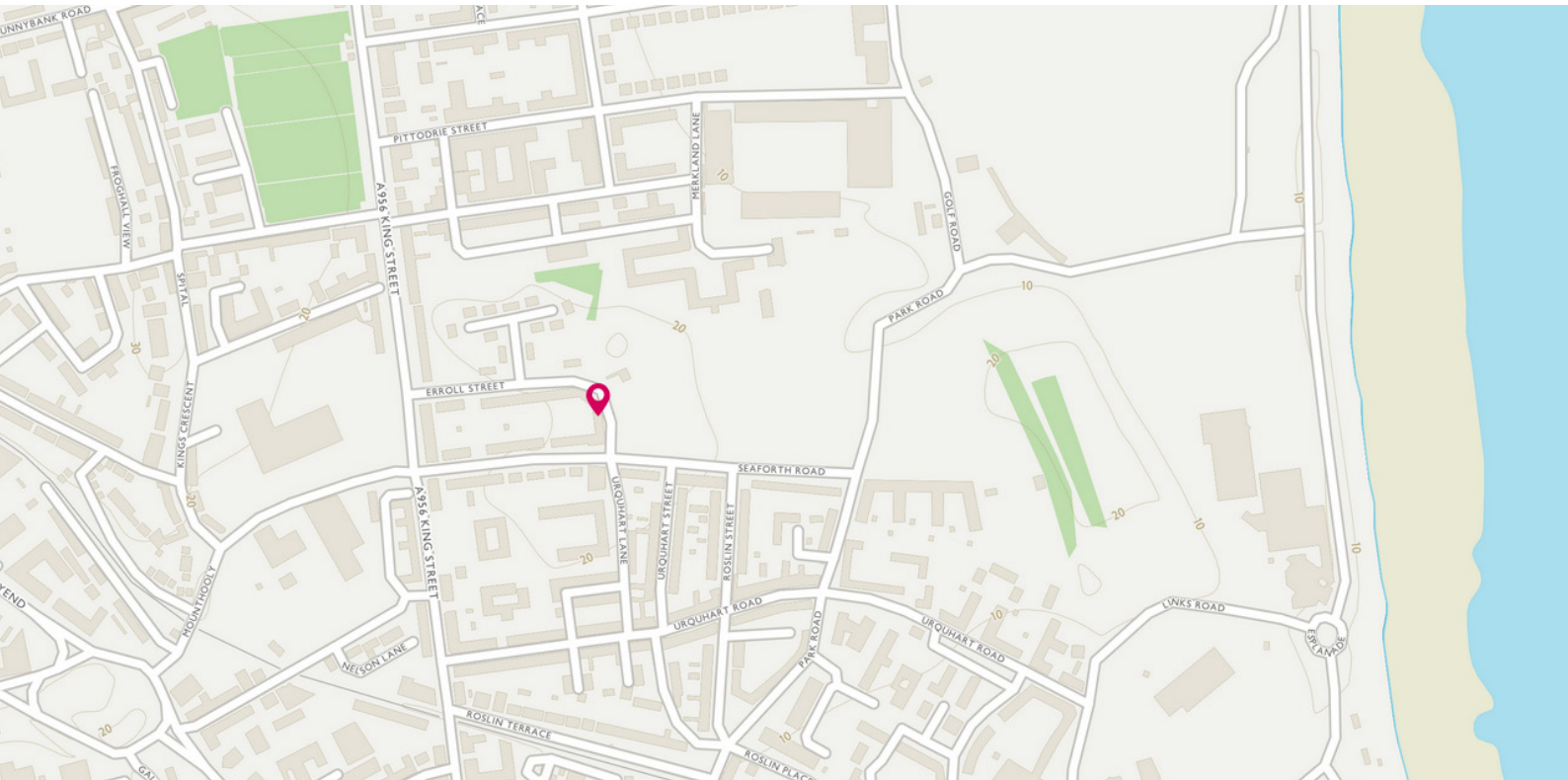
THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	3.60m (11'10") x 2.80m (9'2")
		Shower Room	2.00m (6'7") x 1.70m (5'7")
Lounge	4.30m (14'1") x 3.10m (10'2")	Gross internal floor area (m ²): 61m ² EPC Rating: C	
Kitchen/Diner	4.70m (15'5") x 3.10m (10'2")		
Bedroom 1	3.10m (10'2") x 3.00m (9'10")		



THE LOCATION

56 Erroll Street is a secure and desirable residential building situated to the north of the city, close to a main arterial route and minutes from the heart of Aberdeen city centre providing 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; you also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The property and area are well served with local shops and great local public transport facilities.

The city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport with the East Coast Rail network providing a link to the central belt, the south and beyond, and the 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 Aberdeen college close by. The fantastic beach and the Beach Boulevard are within walking distance of this fantastic property.

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