

49 Upper Mastrick Way

ABERDEEN, AB16 5QH



A beautifully presented two-bedroom mid-terraced house in the popular Mastrick area of Aberdeen



01224 472 441



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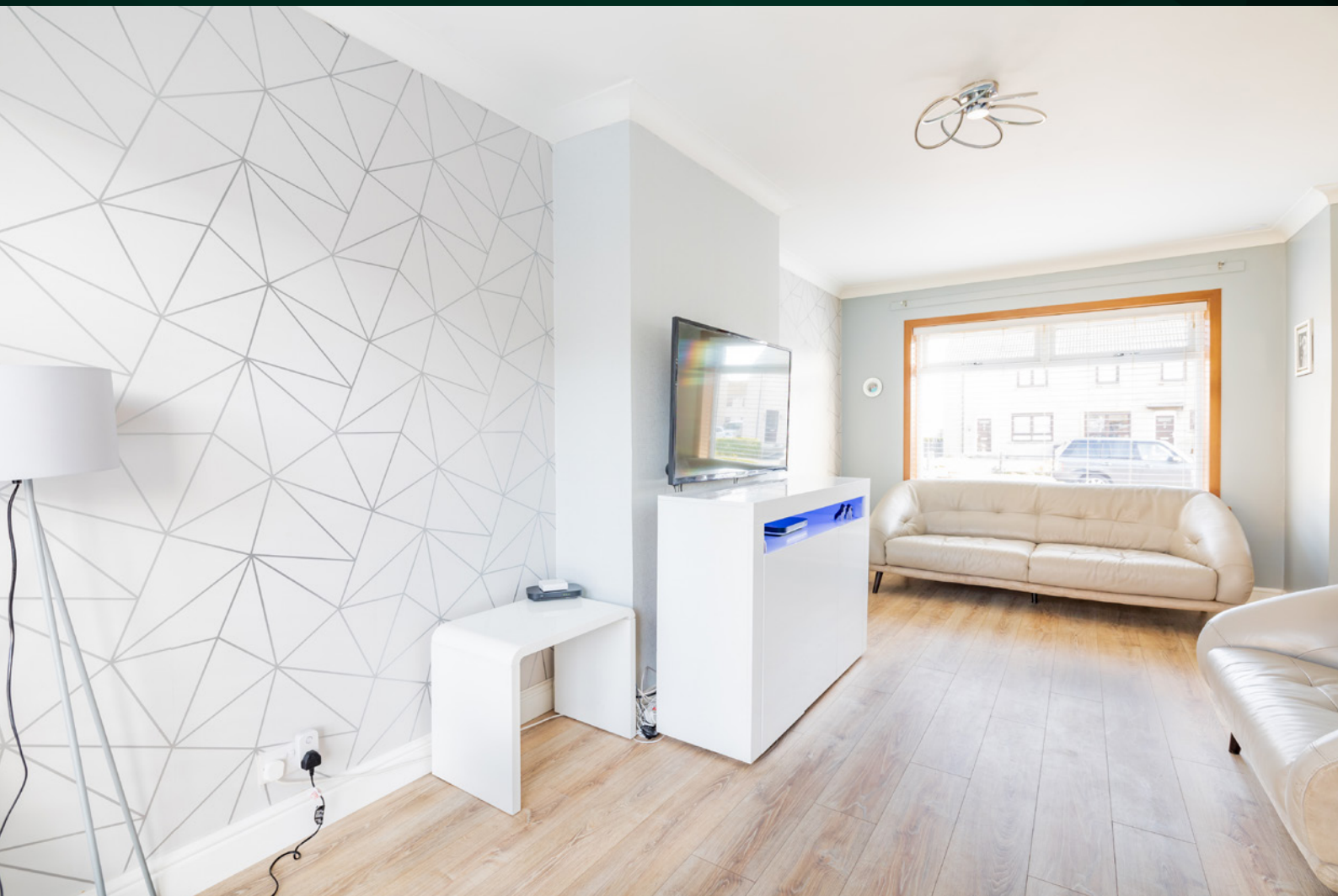


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McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced house in this ever-popular residential area of Aberdeen, only a few miles outside the city centre.

THE LOUNGE



Inside, the property comprises of:

- Spacious and light lounge with patio doors to the garden
- Fully equipped refurbished kitchen

THE KITCHEN





- Modern family shower room
- Two double bedrooms with storage in both

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

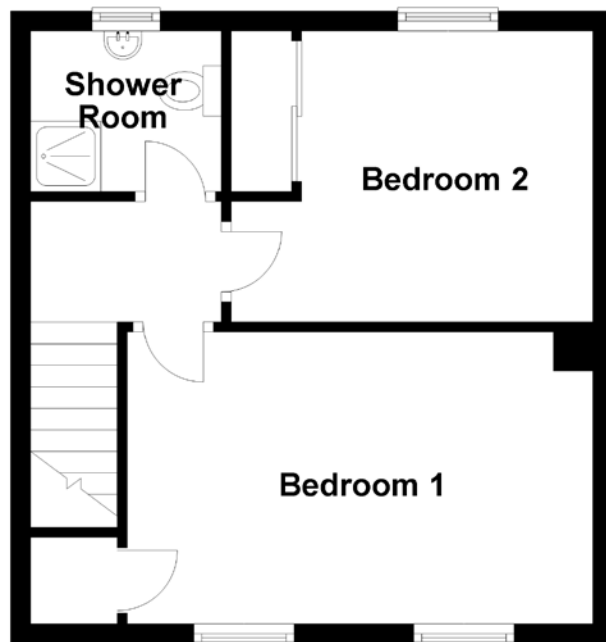
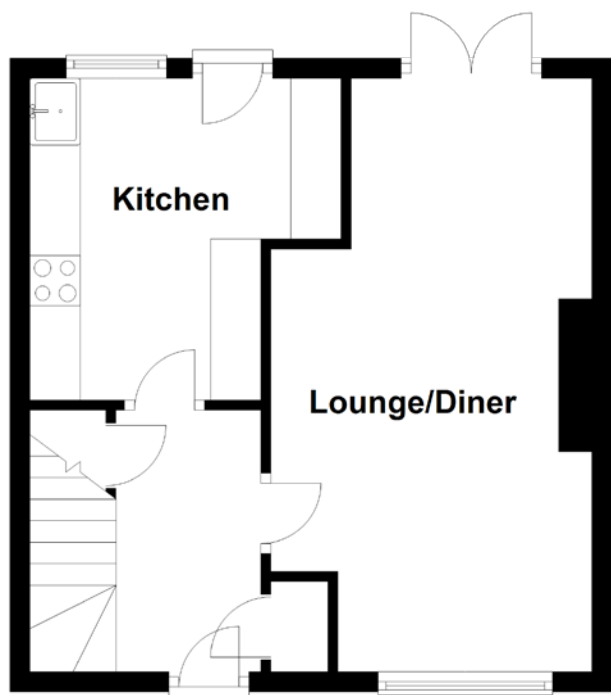


Outside the property has a very good sized garden and driveway parking for 2 cars. In addition to this, any buyers can purchase separately the large lodge in the garden (16ft by 13 ft approx) from Deeside cabins, which is sold fully furnished, has sky television connections and a bar area.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

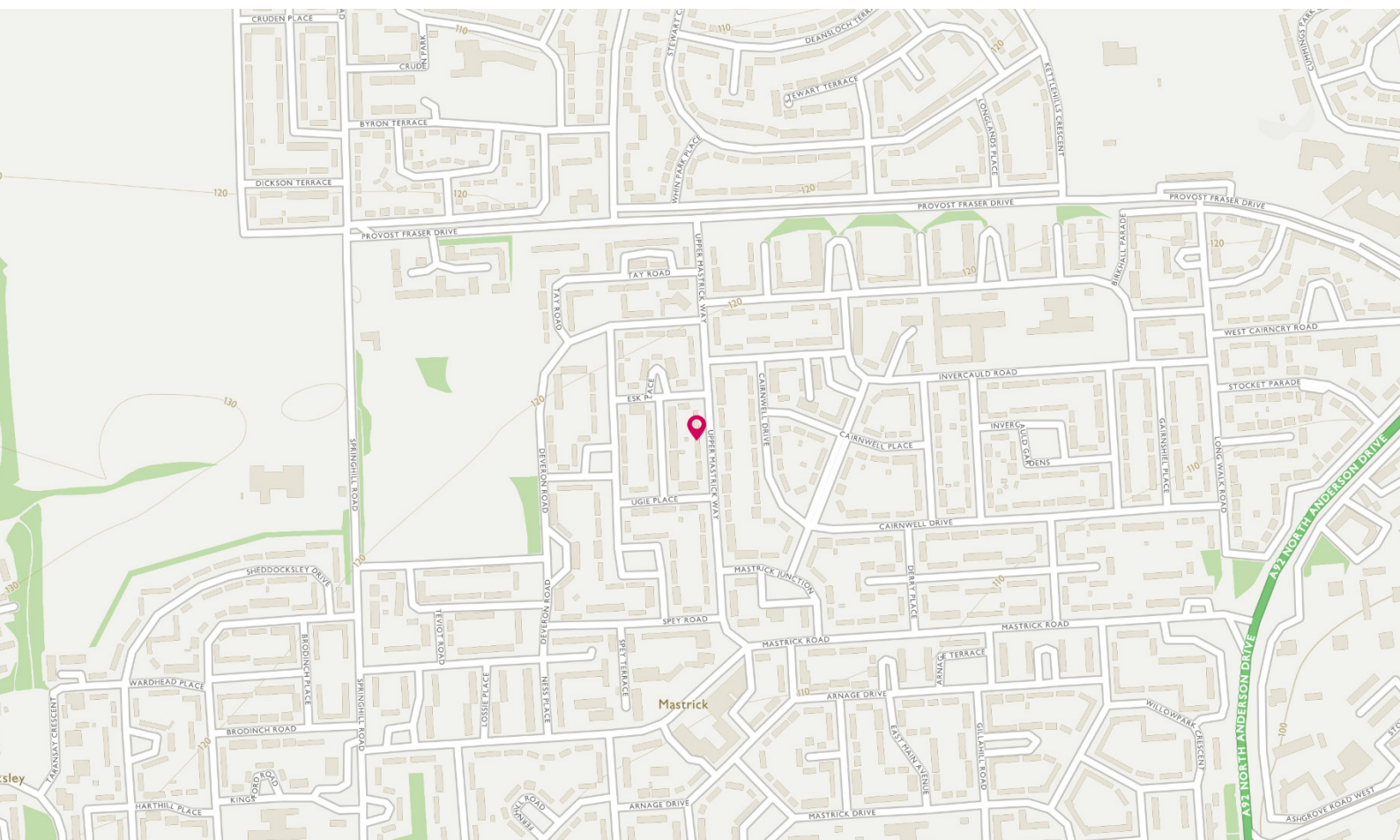


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.90m (19'4") x 3.20m (10'6")
Kitchen	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	4.60m (15'1") x 2.90m (9'6")

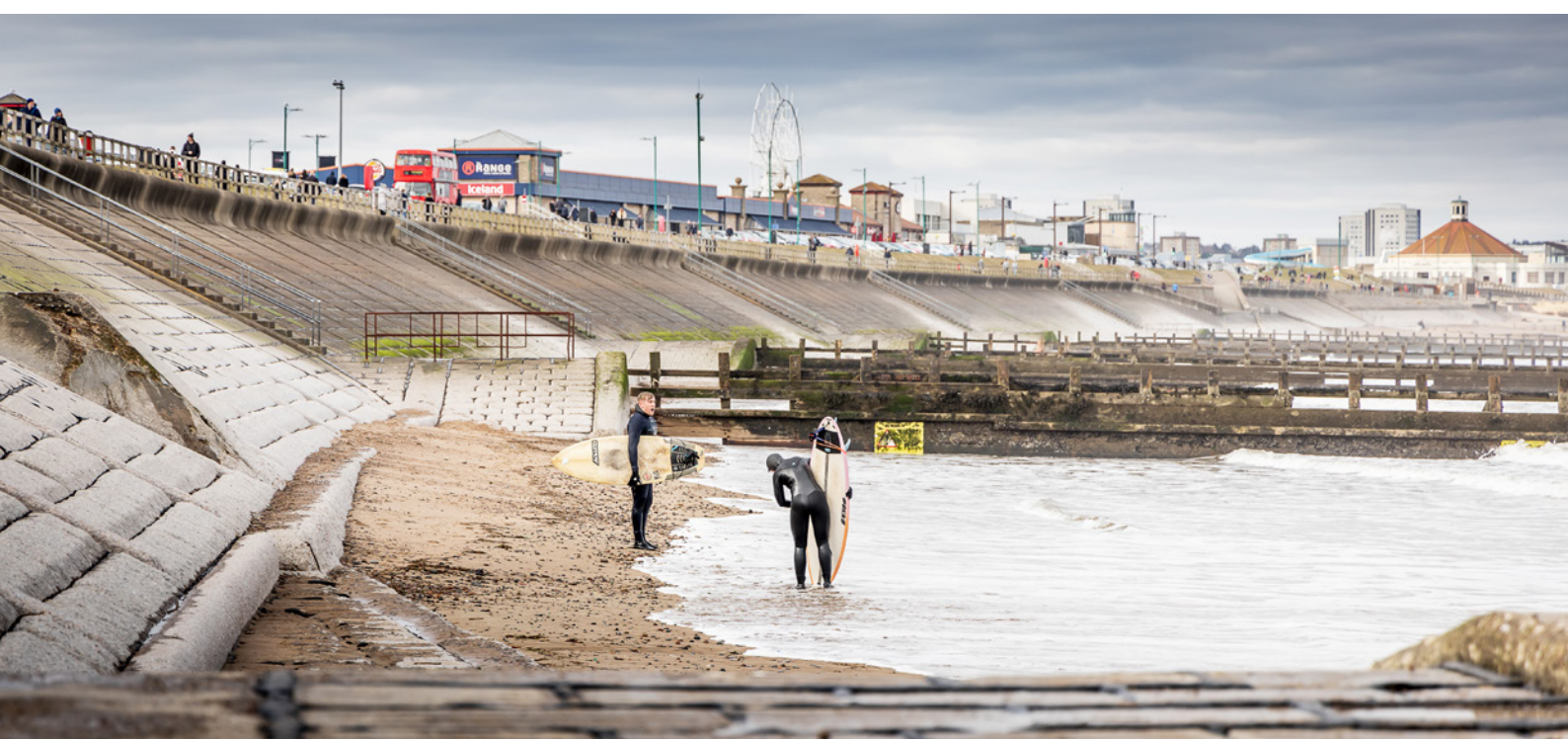
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 66m²
EPC Rating: C



THE LOCATION

49 Upper Mastrick Way is a well-proportioned two bedroom mid-terrace property located in an ever-popular residential area, situated close to several local amenities, a short drive to superstores, and one of several major NHS hospitals. Pre, primary and secondary schooling are also available nearby. The local area is well serviced by regular public transport and with Anderson Drive close by the property is ideally located for commuting to all other areas of the city and beyond.





The city centre is within three miles of the property, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities. The city offers excellent bus and rail services, with national and 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.

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