

# 37 Constitution Street

ABERDEEN, AB24 5EU



*Spacious Two Bedroom Top Floor Flat,  
huge potential as a buy to let.*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Access is to the rear of the property where a bright and well kept communal stairway leads to the top floor where a welcoming secure entrance hallway leads to this and one other property.

# THE LOUNGE



The accommodation consists of a front-facing spacious lounge with a feature stone wall and multi-fuel stove with traditional features such as high ceilings.

# THE KITCHEN



The dining kitchen is fitted with stylish wall and base units with contrasting worktops, including some integrated appliances.





There are two double bedrooms one facing to the front of the property and the other to the rear both are decorated in neutral tones. Completing the accommodation is the bathroom fitted with a Jacuzzi bath with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

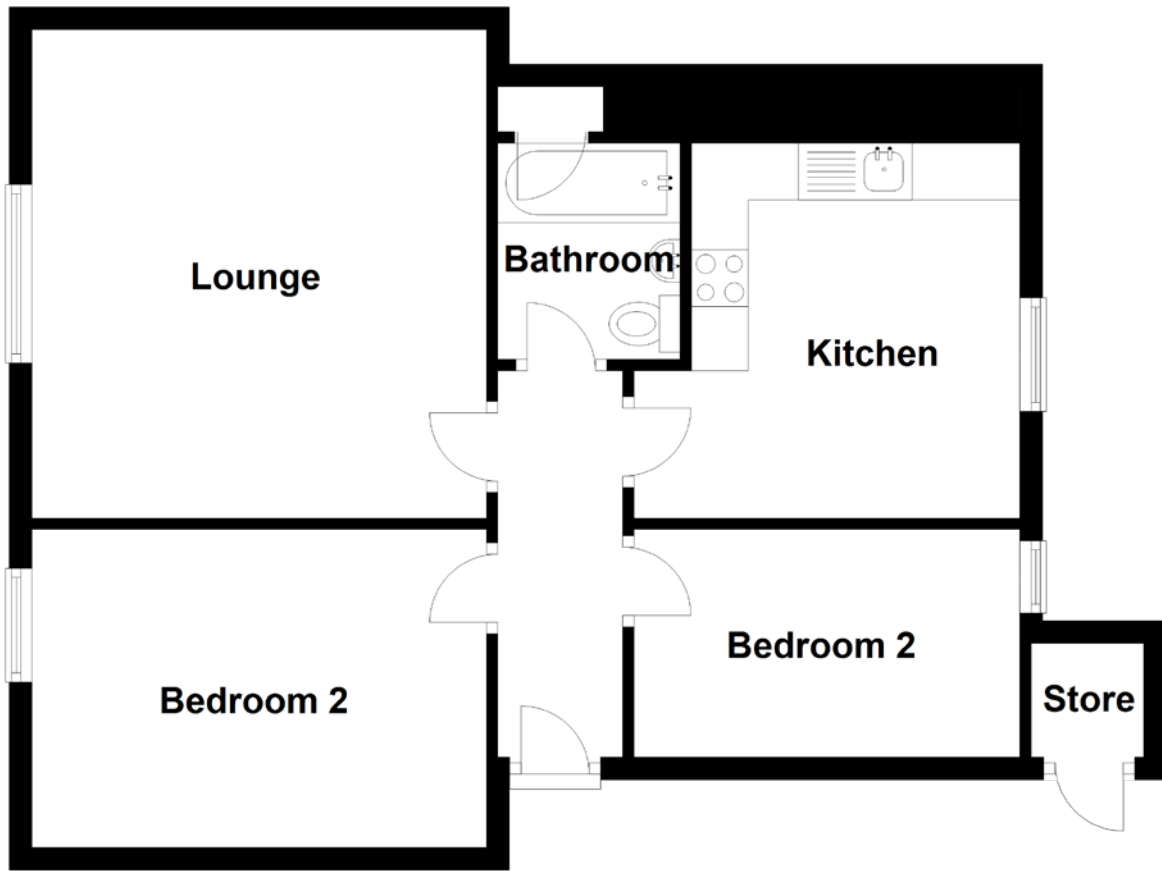


There is a communal garden to the rear, with drying areas, and there is on-street parking located to the front of the property and permits can be obtained from Aberdeen City Council. Further benefitting from gas central heating, double glazed windows along with tasteful décor throughout provide a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy to let.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



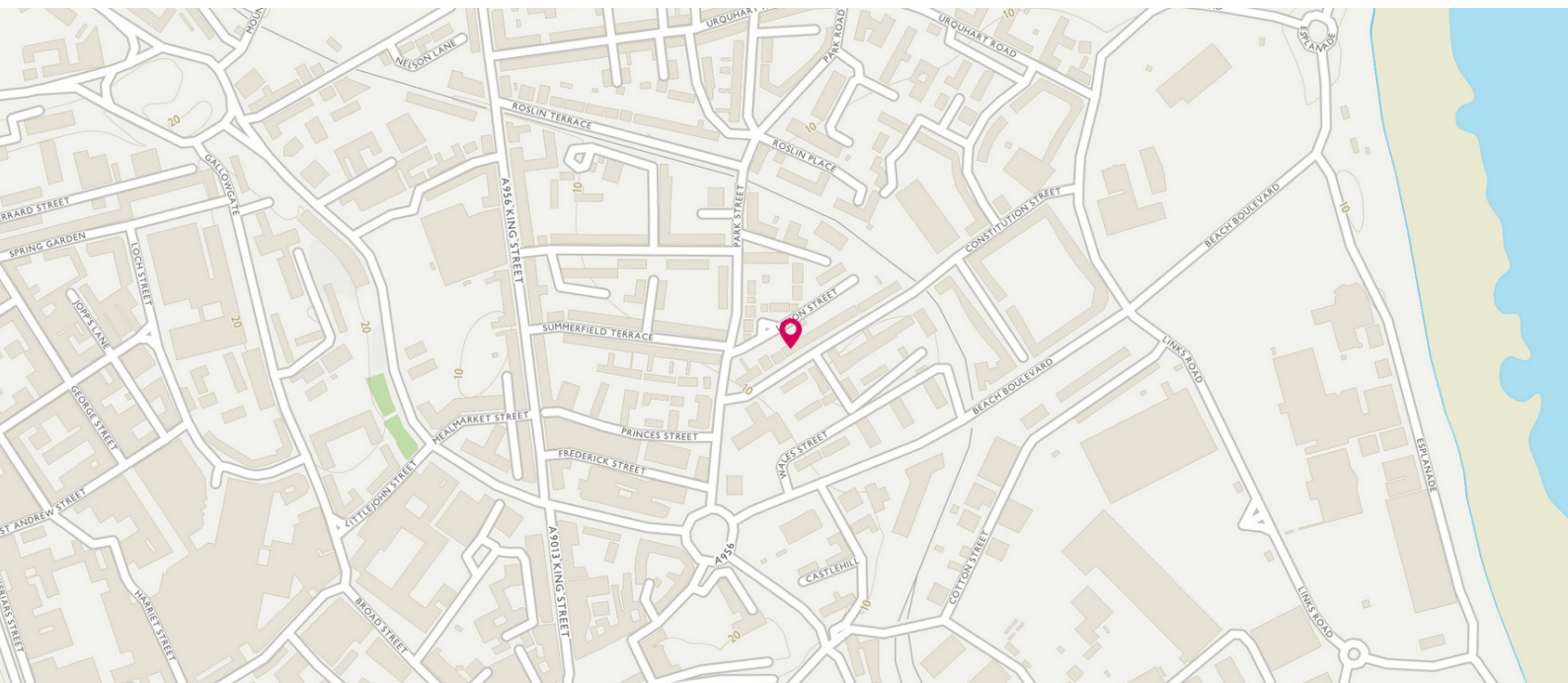
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen	3.40m (11'2") x 3.30m (10'10")
Bedroom 1	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 2.00m (6'7")

Bathroom 1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: D

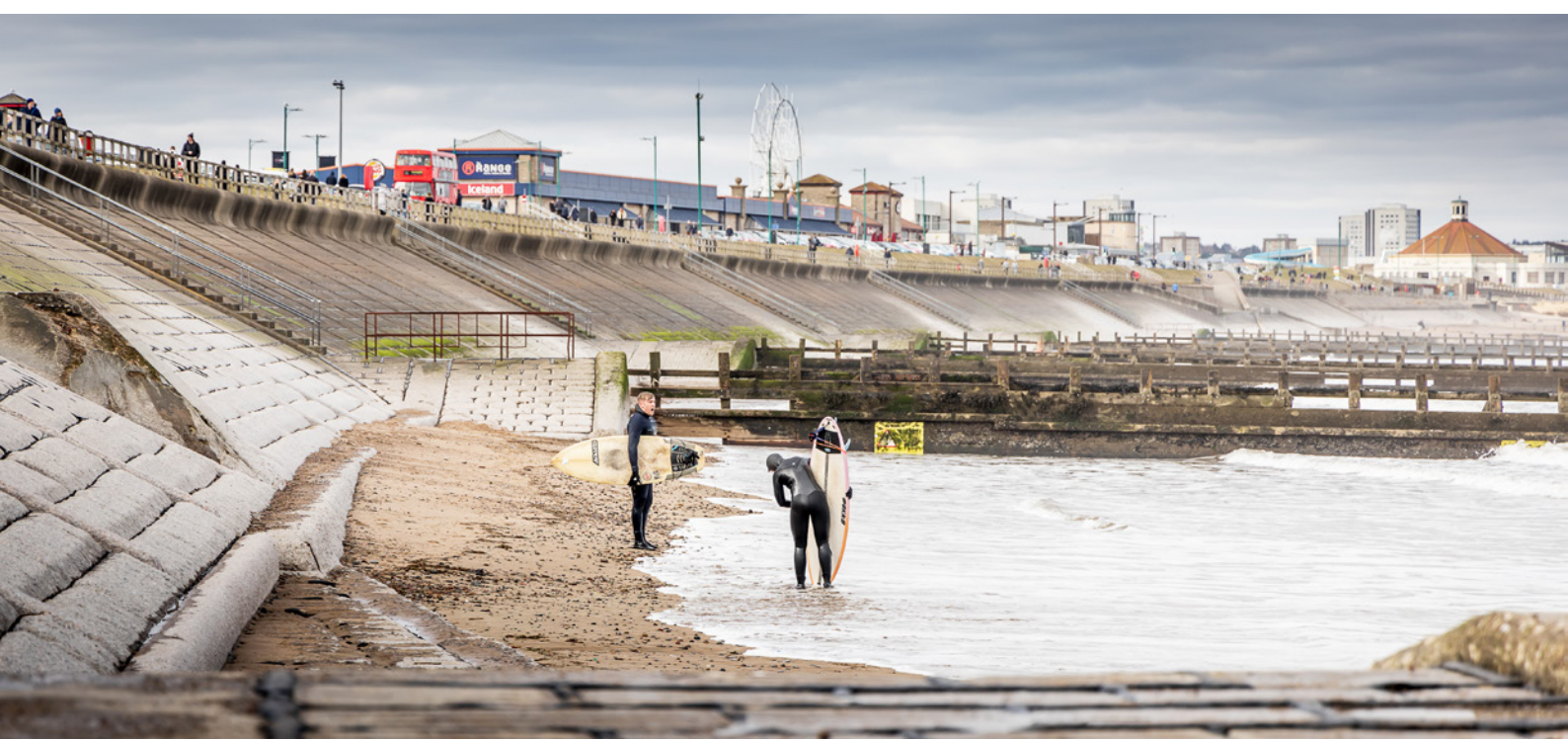
Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings.





# THE LOCATION

37 Constitution Street is a top floor flat within walking distance of Aberdeen Beach Boulevard and its associated social and recreational amenities, furthermore, Aberdeen University and the city centre are within easy walking distance, located in a prime location close to all amenities and main arterial routes with regular public transport being available making all parts of the city easily accessible.





The city provides all 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 many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby.

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.