

# 49 Covenanters Drive

ABERDEEN, AB12 5AA



THREE-BEDROOM FLAT WITH WONDERFUL  
PRIVATE GARDEN SPACES



0131 524 9797



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



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







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McEwan Fraser Legal is delighted to present this generously sized granite three-bedroom flat in Kincorth. It is a mere 4-minute drive from the Bridge of Dee Shopping Park and a stone's throw from Duthie Park across the River Dee. Conveniently there are bus stops close by on Provost Watt Drive and Great Southern Road. This spacious property has wonderful private garden spaces and its own large basement storage area.

The accommodation comprises an entrance hall which provides access to all accommodation. The good-sized fitted kitchen has a ceramic hob & cooker hood, electric oven, washing machine, fridge/freezer and excellent cupboard space. The main lounge is also a good size with an open fire (the chimney is capped). The family bathroom has been updated to a high standard with a dual-headed rain shower (over the bath and a vertical radiator). Significantly all three bedrooms are double bedrooms with storage, and the main bedroom has a light and airy feel due to the dual aspect windows.





the lounge











**Bedroom 1**







**Bedroom 2**







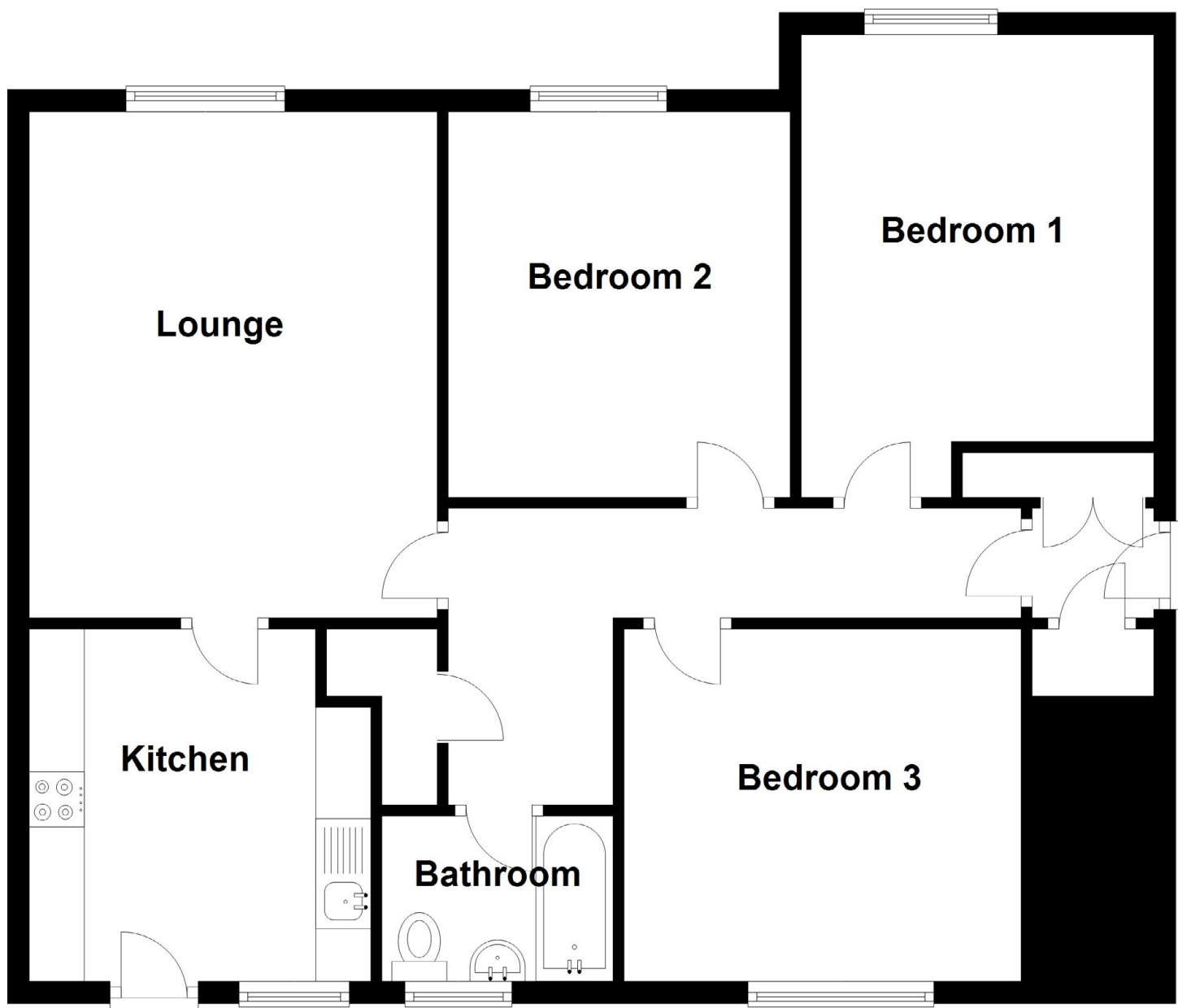
**Bedroom 3**











#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: D













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Kincorth is a suburb located to the south of the River Dee. The name derives from “Ceann Coirthe”, which probably refers to an old pillar or standing stone. Kincorth is known as the garden estate of Aberdeen; it also has the Kincorth hill nature reserve known locally as the Gramps (Grampian mountains). Abbotswell & Kirkhill Primary and Lochside Academy serve the area. The property is well served by local shops and public transport facilities, with the city within easy walking distance. Aberdeen provides all that one would expect from modern-day living, including great local shopping. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas. You also have some superb recreational and leisure facilities, all within easy reach and many activities for the outdoor enthusiast.

The city offers excellent Bus and Rail service with National and International flights provided from Dyce Airport. The East Coast Rail network operates from Aberdeen, providing a link to the central belt, the South and beyond and North West to the city of Inverness.

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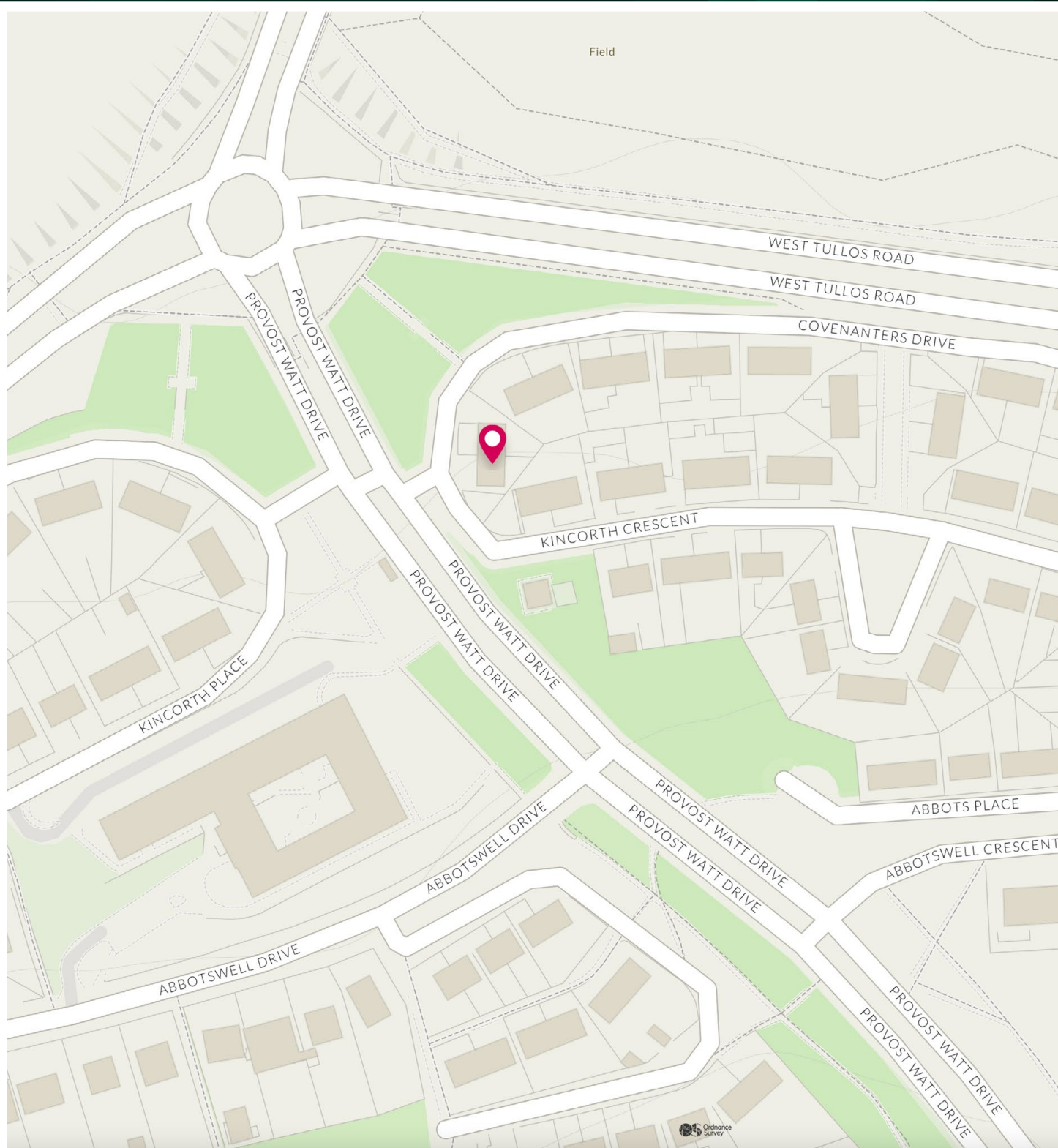


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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

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

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Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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