McEwan Fraser Legal
Solicitors & Estate Agents

Flat A 20 Gordon Street

ABERDEEN, AB11 6EW



ONE-BEDROOM, FIRST-FLOOR WITH A SECURITY ENTRY SYSTEM CITY CENTRE LOCATION, CLOSE TO ALL AMENITIES



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McEwan Fraser Legal is delighted to bring to the market this modern first-floor one-bedroom apartment located in the heart of the city.

The accommodation comprises a welcoming hall with a utility cupboard, a spacious lounge that overlooks the rear of the property, partially open-plan with the kitchen, which is fitted with a range of wall- and base-mounted units with contrasting worktops and a multitude of free-standing appliances.

A double bedroom with a fitted mirrored wardrobe at the rear of the property and a centrally located shower room completes the accommodation.

The property further benefits from a gated security entry system, fresh, neutral décor, double-glazed windows, and modern electric heating, providing an excellent purchase that would suit the professional couple, a potential first-time purchase or a fantastic buy-to-let.

The Property





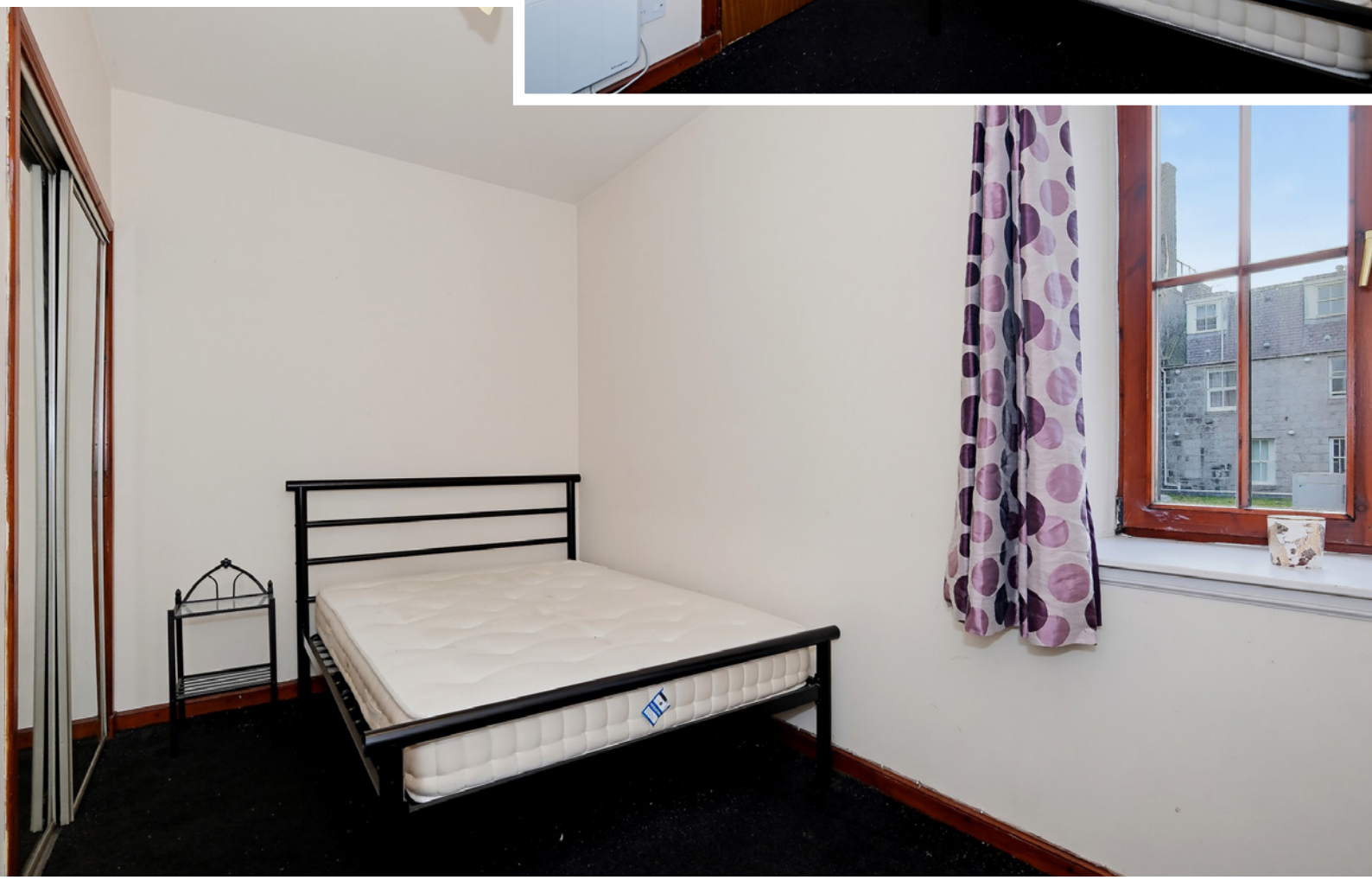

BUSH



"...A DOUBLE BEDROOM WITH A FITTED MIRRORED WARDROBE AT THE REAR OF THE PROPERTY AND A CENTRALLY LOCATED SHOWER ROOM COMPLETES THE ACCOMMODATION..".



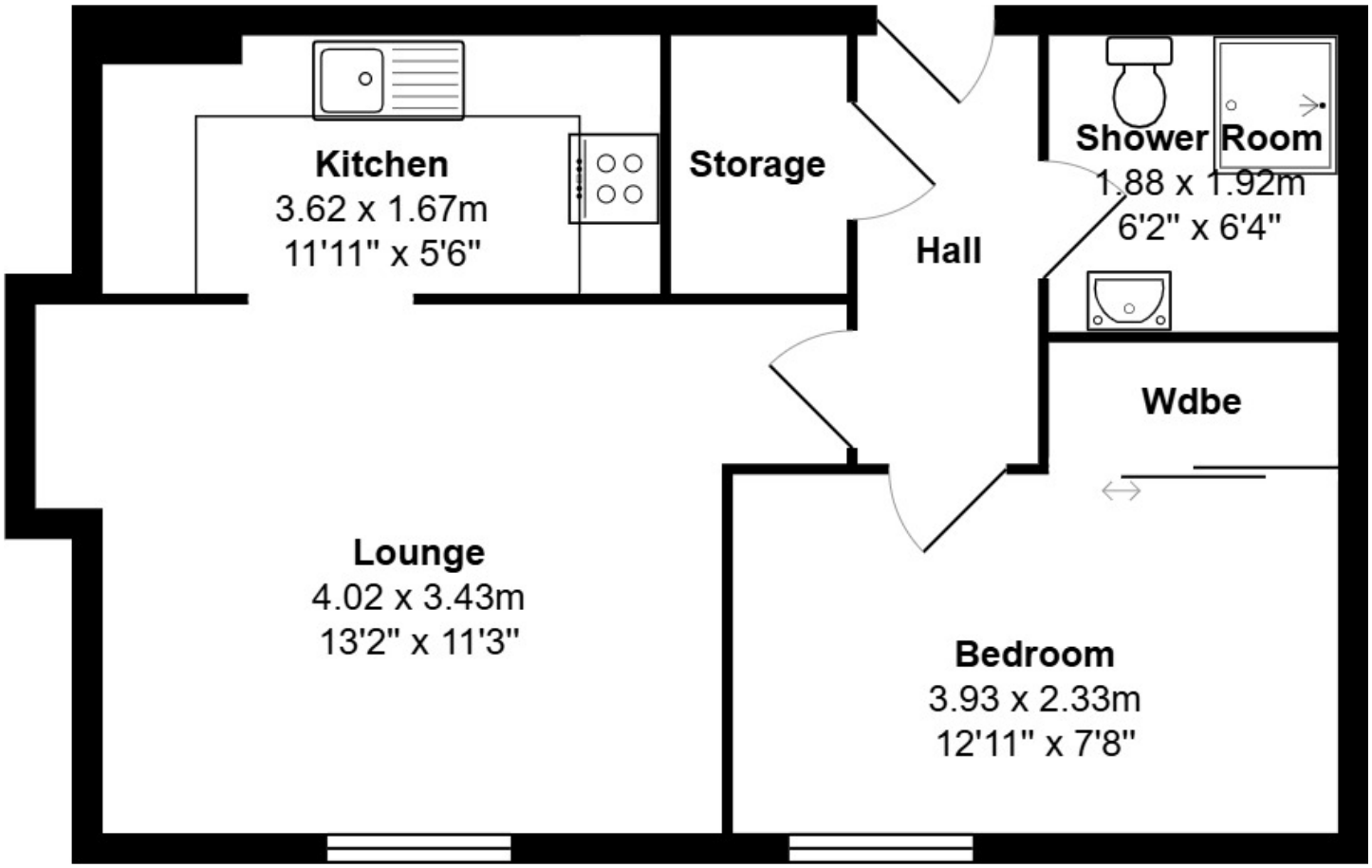







Revive
I'm a fan





Gross internal floor area (m^2): $36m^2$

EPC Rating: D

Floor Plan



The building and communal areas are maintained by a factor. Parking permits are available from Aberdeen City Council.





20A Gordon Street is a first-floor, one-bedroom flat located within a few minutes' walk of the city centre. The area is well served by local shops and regular public transport, with links to many parts of the city and beyond. Union Square, The Union Terrace Gardens and Duthie Park (with its many attractions, including the Winter Gardens) are all within relatively easy walking distance.

The city also offers all the amenities you would expect in a modern city, including a multitude of shopping malls and local shops. Pubs, restaurants, and eateries abound, along 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 services as well as national and international flights from Dyce Airport. The property is also ideally located for both the student and the professional employee, with Aberdeen University, Aberdeen College and Fosterhill Hospital close by.

The Location




JURYS INN
UNION SQUARE


Toilets
Cash machines
Cinema
COSTA
swatch



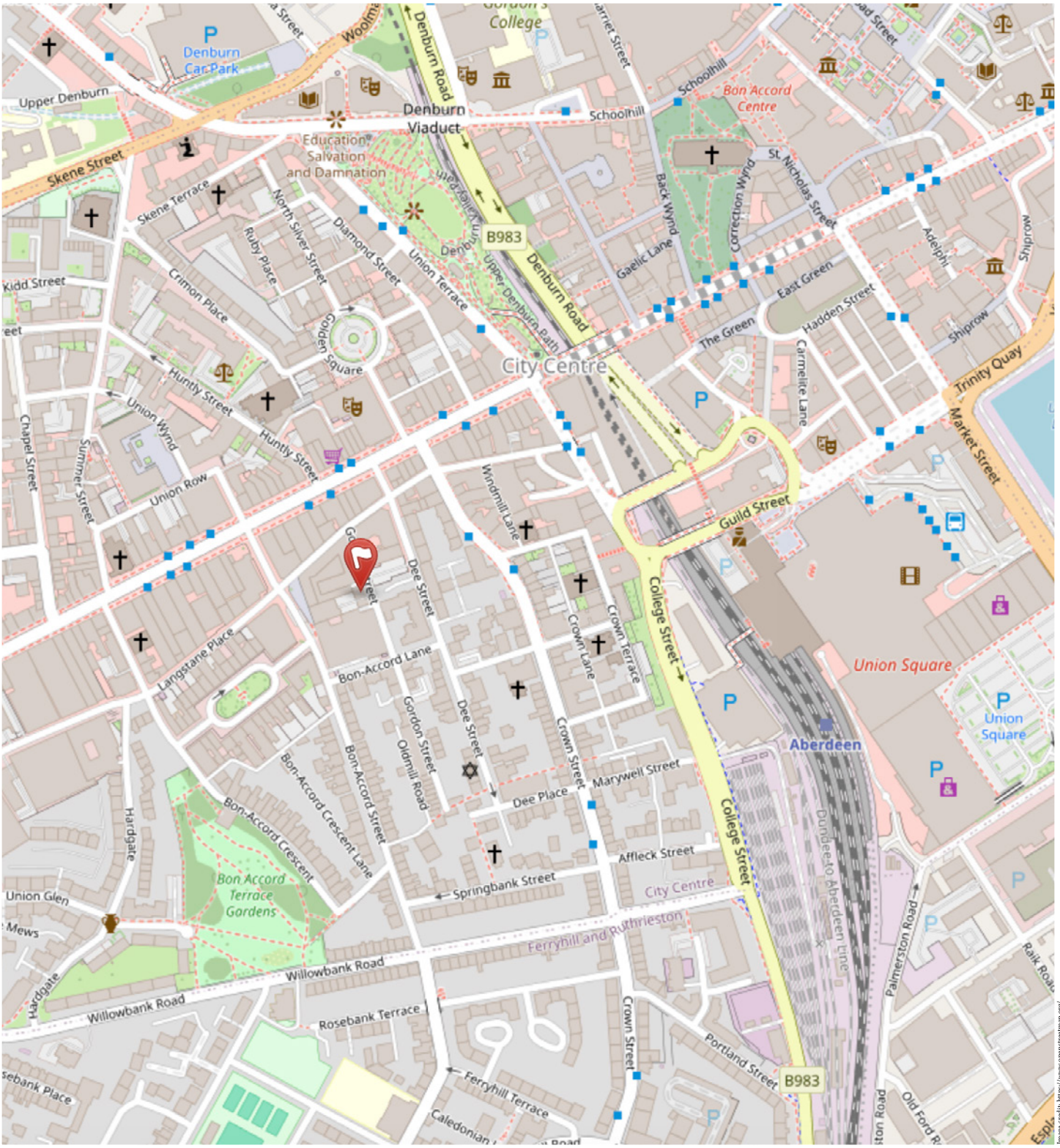


Image credit: https://www.openstreetmap.org/

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