




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Strawberry Bank Parade

ABERDEEN, ABERDEENSHIRE, AB11 6US

Strawberry Bank Parade is situated only a few minutes walk from Union Street and offers easy access to all parts of Aberdeen. There is a wide range of shopping facilities, including pubs, clubs, restaurants and leisure facilities nearby.

Aberdeen city centre provides all the amenities one would expect with modern day city living including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities. The area is well served by local public transport facilities, with the city offering further excellent bus and rail services and 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 as well as West to the highland city of Inverness. The property is ideally located for both student and professionals given its excellent city location.

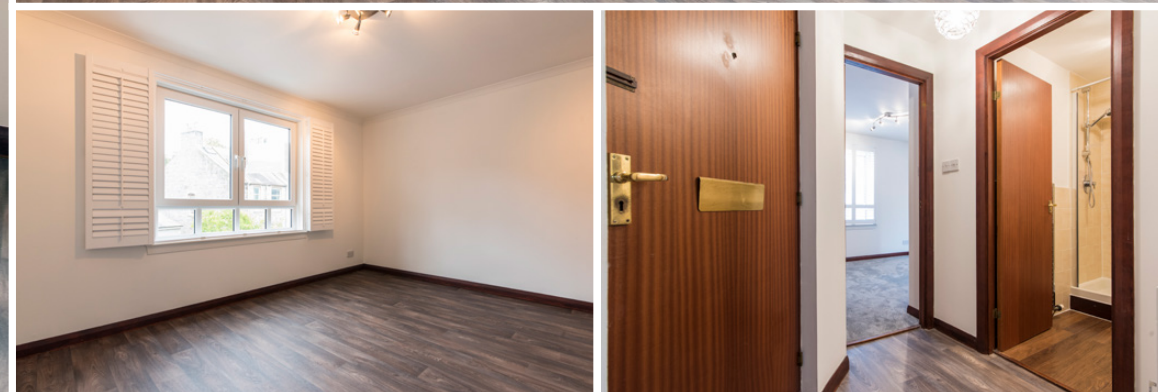
ABERDEEN



Marischal College Interior, Aberdeen University Kings College, Aberdeen Maritime Museum, Union Square, Castlegate, Aberdeen Harbour and Aberdeen ACT



LOUNGE & KITCHEN



STRAWBERRY BANK PARADE

In good decorative order and offering well-proportioned accommodation for a one bedroom apartment.

The accommodation consist of a security entry system to the communal hall, entrance hall, a spacious bright lounge with a double window which includes shutters, fitted kitchen with ample base and wall units with integrated and free standing appliances, a white suite shower room with complementary tiling, one double bedroom with wardrobes.

This property has the added benefit of an allocated parking space and presents an excellent opportunity to own a property within a very popular development in the heart of the city.

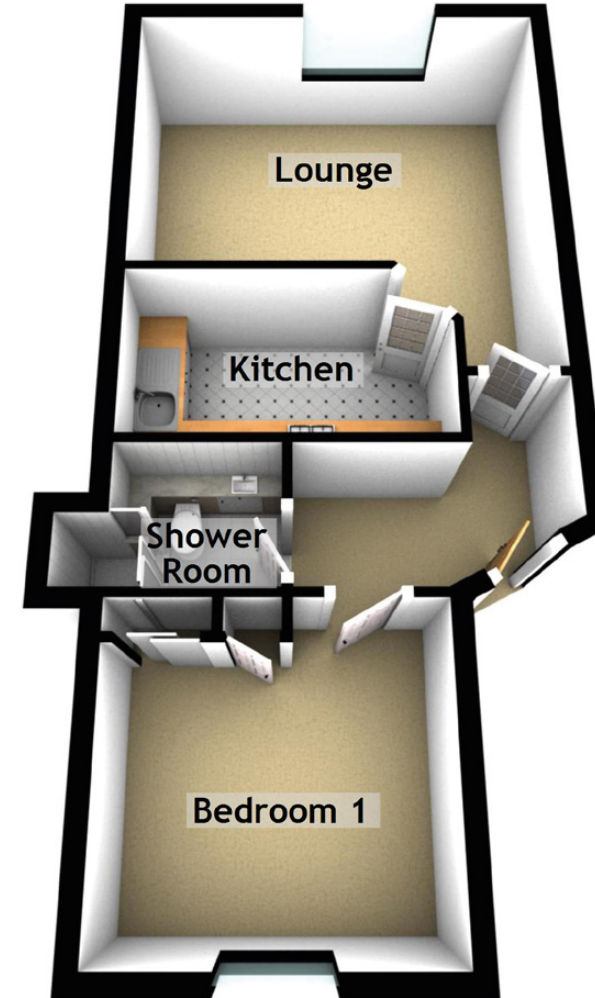
A well-priced property in the current market, the sellers are offering further incentives for a limited period.

Early viewings are highly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



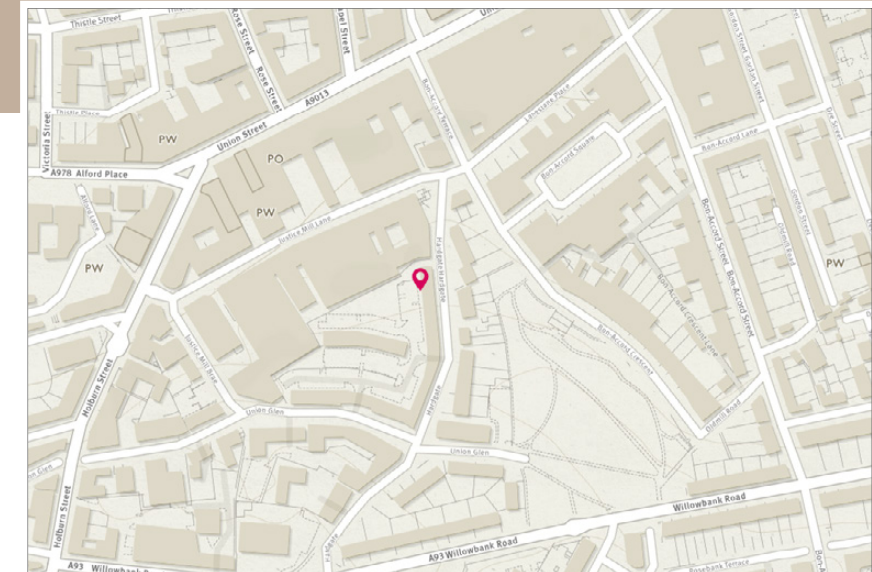
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.40m (14'5")
Kitchen	3.30m (10'10") x 1.80m (5'11")
Bedroom 1	3.10m (10'2") x 2.60m (8'6")
Shower Room	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 40m²

EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains and white goods are included where applicable, double glazed, gas central heating. Allocated parking space. Formal factoring.





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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer