




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

240 GF Victoria Road

ABERDEEN, ABERDEENSHIRE, AB11 9NS

240 GF Victoria Road

ABERDEEN, ABERDEENSHIRE, AB11 9NS

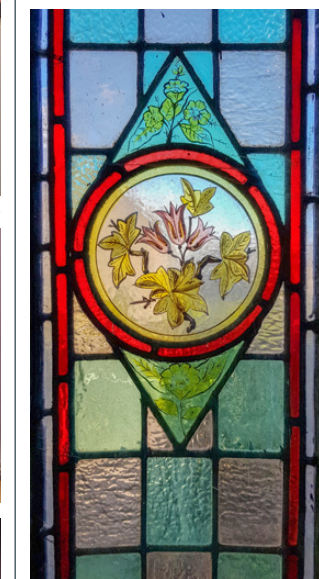
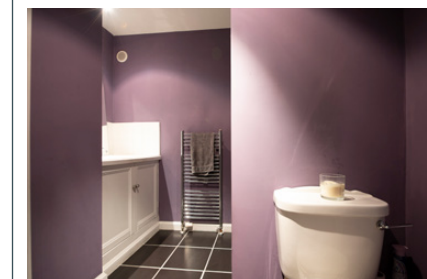
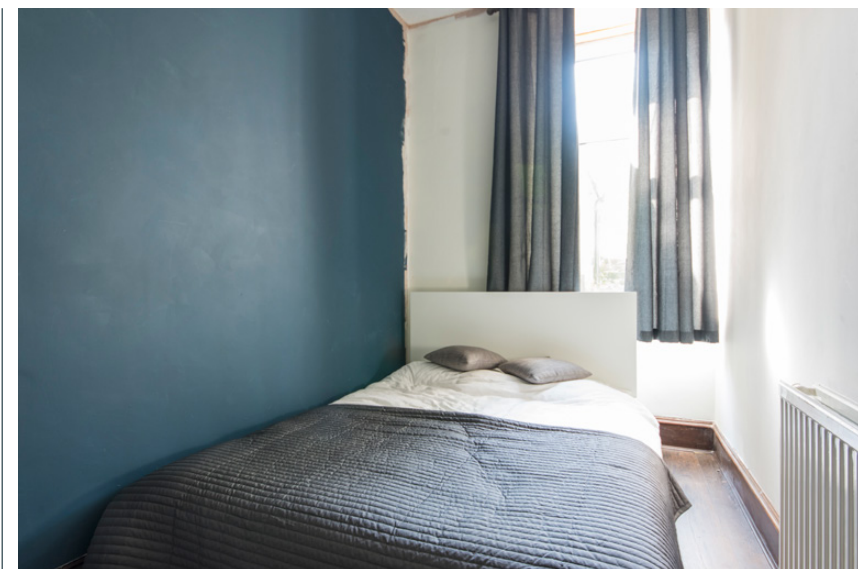
240 Victoria Road is situated in a sought after location just minutes from the heart of Aberdeen city centre; providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities. The property is well served by local shops and public transport facilities with the city offering excellent bus and rail services, with national and international flights being provided from Aberdeen 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 also ideally located for both students and professionals and is a must view property.

240 Victoria Road is a beautiful entire ground floor flat that would make a first purchase to be proud of.

This flat consists of two double bedrooms, a bathroom, living room and Kitchen area. You also have the added benefit of having your own back door and a private garden area.

Upon entering the property you are greeted by the beautiful original wooden flooring which flows through into the spacious second bedroom. Bedroom one is located in front of you and has been decorated to a high standard with a new carpet, there is also a small storage cupboard. Both bedrooms comfortably fit a double bed with plenty of space for free standing furniture. The bathroom includes a quirky corner bath and a separate shower cubicle with electric shower and matching toilet and sink. Through into the show-stopping lounge area which boasts a gorgeous granite feature place, high ceilings with cornice all around the room and a big bay window. A freshly tiled internal hallway leads you into a newly fitted modern glossy kitchen, this includes an integrated dishwasher, washing machine and electric hob with oven and stainless steel extractor fan. The back door takes you out into the private courtyard space with a shared garden at the back.

On-street parking is available for free around the property.



Specifications

FLOOR PLAN, DIMENSIONS & MAP

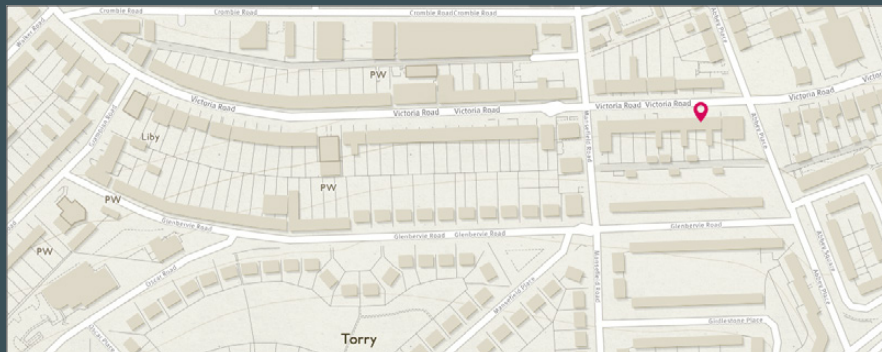


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.70m (15'5")
Kitchen	2.60m (8'6") x 2.00m (6'7")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 2.00m (6'7")
Bathroom	3.70m (12'2") x 1.70m (5'7")

Gross internal floor area (m²): 71m² | EPC Rating: D

Extras (Included in the sale): Hive central heating system. All furniture, light fittings, curtains and blind may also be made at a separate negotiation.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer