

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**115 Craigievar Crescent**

ABERDEEN, AB10 7DQ



# 115 CRAIGIEVAR CRESCENT

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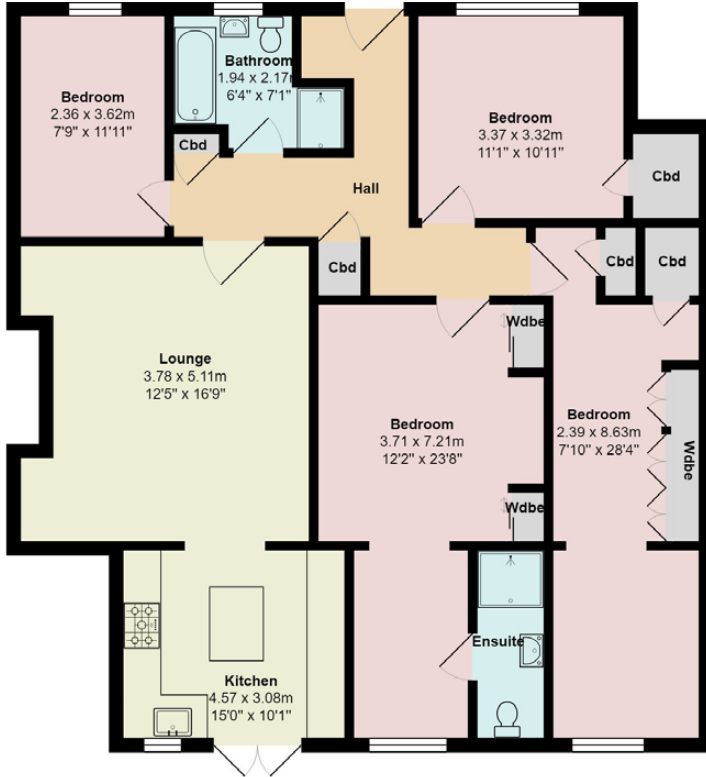
115 Craigievar Crescent is a substantial four double bedroom self-contained ground floor flat, set in a popular residential area of Garthdee, approximately three miles south of Aberdeen city centre and within easy reach of the industrial areas of Tullos, Altens and Aberdeen Royal Infirmary and within walking distance to the Robert Gordon University.

This well-proportioned property further benefits from full double glazing and gas central heating throughout. A fantastic property for a young family and ideally located for a professional couple, students or as a superb Buy-To-Let investment with the potential of being an HMO. Early viewing is highly recommended.

The property consists of an entrance hallway, large lounge area and a modern kitchen with integrated appliances also benefitting from plenty of wall and floor-based storage units. Double patio doors take you from the kitchen into the private garden. There are four big double bedrooms three of which all include built-in wardrobes and one of which includes a shower en-suite room. All bedrooms have plenty of additional space for free standing furniture. Completing the accommodation there is the main bathroom with a separate shower. In addition, you have ample storage facilities and cupboards throughout the property.

To the front of the property, a gated entrance secures the property and to the rear of the property, there is a private low maintenance decorative stone garden.

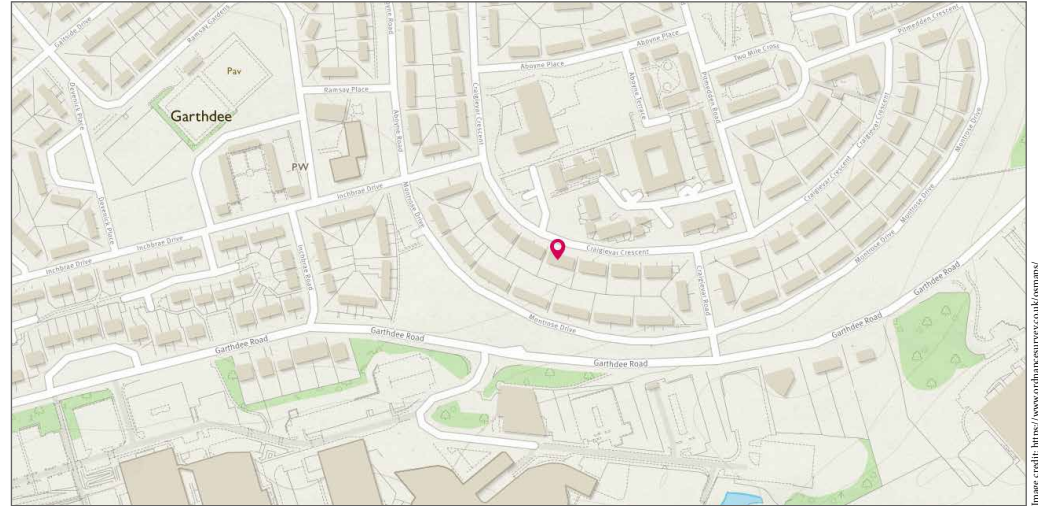




Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. Any other item may be made at a separate negotiation.



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

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Text and description  
**JAY MURRAY-PATEL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer