





# 52 MANSEFIELD PLACE

## THE LOCATION

Mansefield Place is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. In the area, there is a choice of primary and secondary education available. A wide range of shops are available locally and there are facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the south and west to the city of Inverness.

## THE PROPERTY

We are pleased to offer for sale this attractive self-contained ground floor flat which occupies part of the ground floor of a block of four properties situated in a mature residential location. Offering a good level of accommodation, the flat is ideal for a first-time buyer, a couple or buy-to-let investor, this comfortable home enjoys the benefits of gas fired central heating, and double glazed windows.

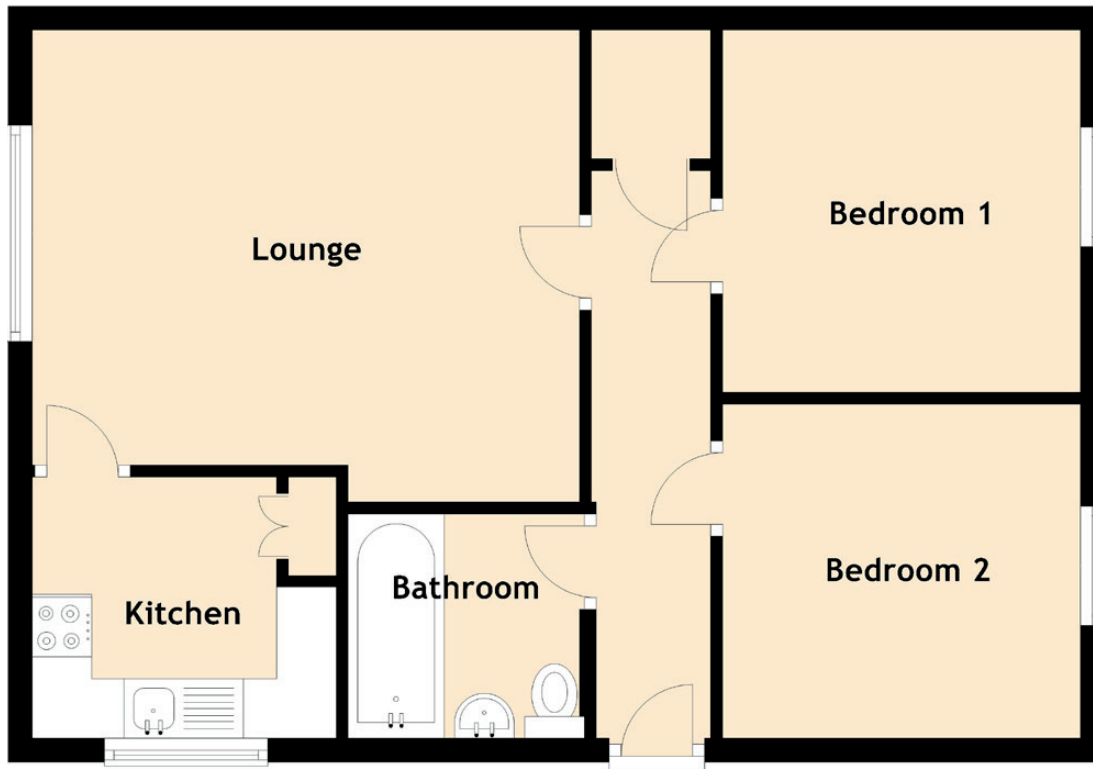
The accommodation comprises of a hallway with an impressive storage cupboard, spacious living/dining room, good sized kitchen with plenty of mounted storage units, two good size double bedrooms both with built-in storage space and a bright airy three piece bathroom with a shower head off the mains. Outside the garden areas are well maintained and a wooden shed provides additional storage.



"...THE FLAT IS IDEAL FOR A FIRST-TIME BUYER, A COUPLE OR BUY-TO-LET INVESTOR..."





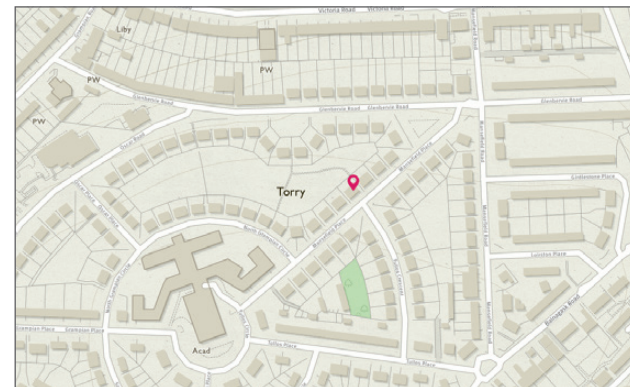


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.59m (15'1") x 3.75m (12'4")
Kitchen	2.55m (8'4") x 2.19m (7'2")
Bedroom 1	3.00m (9'10") x 2.79m (9'2")
Bedroom 2	3.00m (9'10") x 2.64m (8'8")
Bathroom	1.98m (6'6") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>

EPC Rating: C



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