




McEwan Fraser Legal
Solicitors & Estate Agents
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Top Floor Flat, 3 Grampian Road

ABERDEEN, ABERDEENSHIRE, AB11 8EB

Aberdeen

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3 Grampian Road is situated 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.

There are fantastic coastal walks nearby on the Red Rocks Coast, dolphin watching from the Torry Battery on Greyhope Road, an eighteen hole golf course and the new harbour extension is expected to open significant opportunities for the city.

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.



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3 Grampian Road is accessed via the side gate and a secure entry system around the back. The flat is located on the top floor and the communal hall and garden are both very well looked after by all current occupiers.

With its fantastic central location, this property would be a superb first-time purchase. It would also be suitable as an up-size for a couple or a fantastic buy-to-let investment. The present owner has fully refurbished this flat to a high standard and every room is fresh and ready to move into.

The property consists of an internal hallway leading to all other rooms, a beautiful bright lounge with bay windows, a modern fully fitted kitchen/dining with freestanding gas hob and oven, dishwasher, fridge freezer, washing machine and also generous space for a dining area. The main bedroom sits at the back of the property

and has a built-in double wardrobe, the further two bedrooms, currently set up as an office and the other as a second lounge both would comfortably fit a double bed with plenty of room for free standing furniture. A generously sized modern bathroom with separate electric shower, two piece suite, gas towel rail and a window to provide natural light and great ventilation and completing the accommodation a separate WC.

Storage space will not be missed in this property as well as having a storage cupboard in the hall, there is also a storage cupboard on the mid landing. The attic is shared by all owners however main use and maintenance has been provided by the current owners of this top floor flat making this space a great extra space for storage or a separate hang out.

Externally there is a storage shed and shared green. Parking is on-street.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

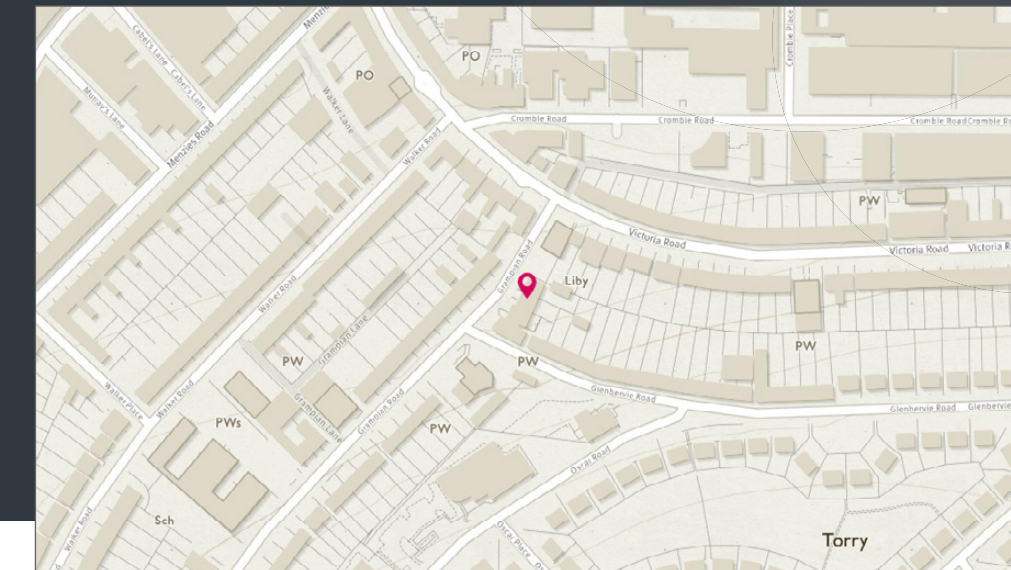


Approximate Dimensions (Taken from the widest point)

Lounge	5.09m (16'8") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 3.50m (11'6")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	5.09m (16'8") x 3.50m (11'6")
Bedroom 3/Study	4.40m (14'5") x 2.30m (7'7")
Bathroom	2.70m (8'10") x 2.50m (8'2")
WC	1.30m (4'3") x 0.70m (2'4")

Gross internal floor area (m²): 93m² | EPC Rating: D

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





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Part
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Photographer



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