




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

10 School Terrace

ABERDEEN, ABERDEENSHIRE, AB24 1TW

10 SCHOOL TERRACE ABERDEEN AB24 1TW

School Terrace is situated in a sought after location and just minutes from Aberdeen University and within walking distance to bus stops providing public transport all around the city. The city centre is only a six minute drive from the property and 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 property is well served by local shops and is also only a five-minute walk from the beach providing beautiful views and walks.

McEwan Fraser Legal are delighted to offer to the market this one bedroom self-contained first floor flat. Benefiting from the modern comforts, such as gas central heating and double glazing. This property is ideal for first-time buyers, buy-to-let investors and those looking to downsize.

The property comprises of an entrance vestibule, a hallway, spacious lounge, a newly fitted modern kitchen with built-in cupboard and generously sized double bedroom with plenty of space for free standing furniture. There is even the potential to

convert the one bedroom into two bedrooms. Finally, the property is completed by the bathroom which features a two-piece suite and a bath.

Externally is an exclusive area of garden to the rear which has been fenced in and has been kept in immaculate condition along with a shared drying green also to the rear of the property. In addition, there is also a garden shed.

Early viewing is highly recommended in order to avoid disappointment.

KITCHEN



LOUNGE



BEDROOM



GARDEN



HALLWAY

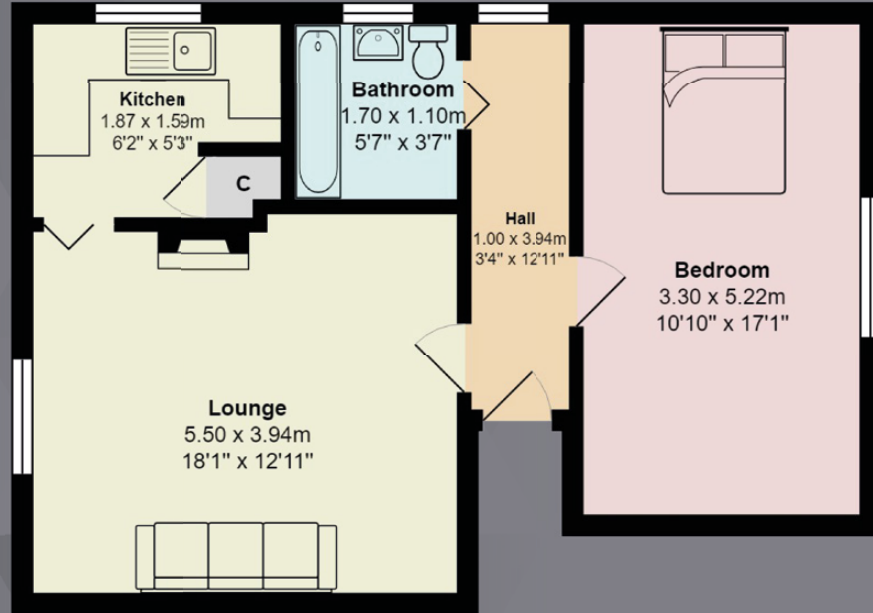


BATHROOM



Marischal College, Persley Walled Garden, Union Square, Maritime Museum

SPECIFICATIONS

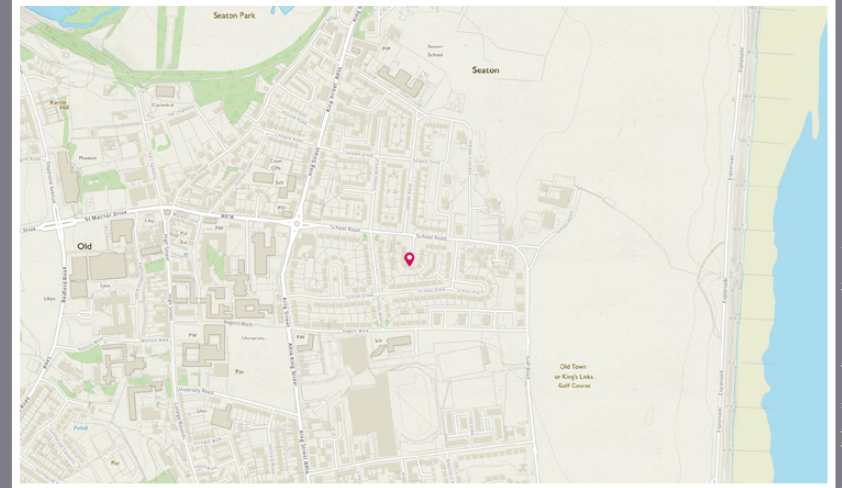


Gross internal floor area (m²) : 48m²

EPC Rating : D

Extras (Included in the sale)

All fittings are to be included in the sale.




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Part
Exchange
Available

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