



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**236 Headland Court**

ABERDEEN, AB10 7GZ

# The Location

Headland Court is a modern development, located minutes from the Robert Gordon University's Garthdee Campus, and is well served by a fantastic range of community facilities including a private fitness centre and excellent retail facilities at Bridge of Dee. The development is close to the city's main arterial routes with regular local transport links making all areas of the city easily accessible and commutable especially the industrial areas of Portlethen, Altens and Tullos.

The city centre is approximately two miles to the north-east and is well served by regular local transport making it particularly convenient for those commuting to the city centre. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy.

The city offers further excellent bus and rail service with national and international flights being provided from Dyce Airport approximately nine miles to the North. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



# The Property

Situated in a desirable location number 236 Headland Court is presented to the market in an immaculate walk-in condition. The property comprises of an internal hallway leading to all other rooms, a well-proportioned lounge, modern fitted kitchen, double bedroom, generously sized shower room. The present owner has recently redecorated, refurbished and re-carpeted the property throughout in a clean sharp neutral tone including a recently installed kitchen with breakfast bar.

The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept communal stairway. Offering generous sized accommodation, with full double glazing and electric heating throughout. With its fantastic walk-in condition, central location this property would be a superb first-time purchase would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

Private allocated parking with multiple visitor parking spaces. The development is set within landscaped grounds which are maintained under a factoring agreement, which includes maintenance and upkeep of the communal areas and building insurance.



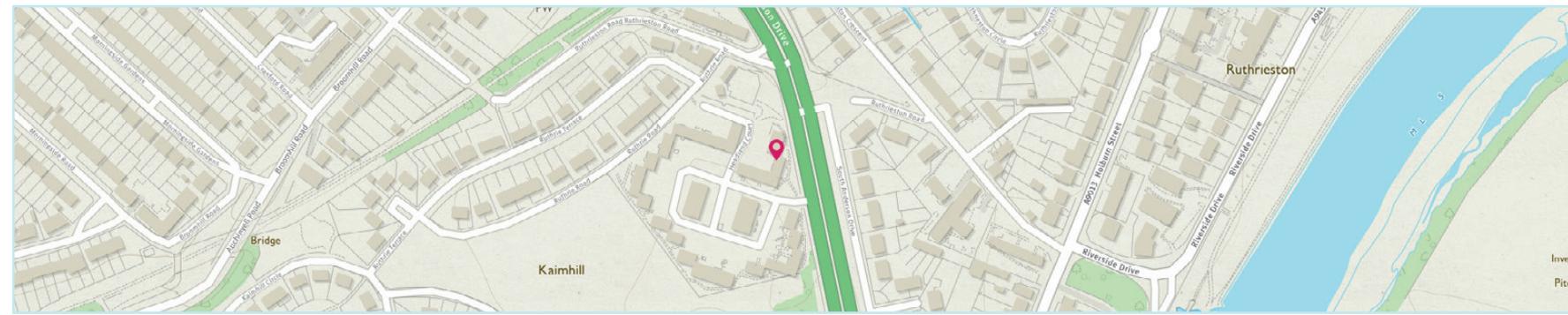
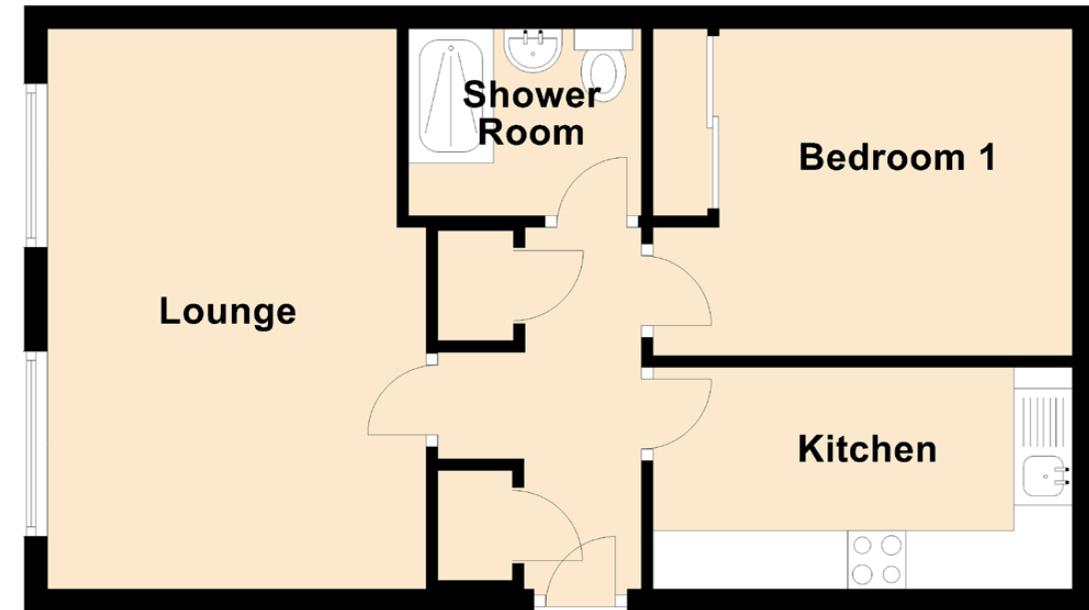


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings & white goods in the kitchen.






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