


McEwan Fraser Legal

Solicitors & Estate Agents

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40 Canal Place

ABERDEEN, AB24 3HG



THE LOCATION

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40 Canal Place is situated in a quiet cul-de-sac, located in a popular residential area. It is part of a modern development on the edge of the town centre, providing all the amenities one would expect from modern-day city living with shops including Morrisons and the new Lidl. There are retail units, pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities there is a fantastic amount of indoor and outdoor activities all within easy reach of the property.

The property is well served with local shops and public transport facilities, with all major arterial routes being easily accessible and therefore ideally located for both the student and the professional employee with Aberdeen University located a 10 minute walk from the property, as well as the Foresterhill Health Campus which

contains Aberdeen Royal Infirmary, Royal Aberdeen Children's Hospital, the internationally renowned Rowett Institute, and the medical campus for both local universities, Royal Cornhill, and Woodend Hospitals are easily accessible.

The city of Aberdeen offers further excellent bus and rail service, with national and international flights being provided from Dyce 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.

This truly is an ideally located property and a must view to appreciate all that is on offer with its fantastic walk-in condition, central location this property would be a superb first-time purchase, the professional couple or a fantastic buy-to-let investment.





40 CANAL PLACE

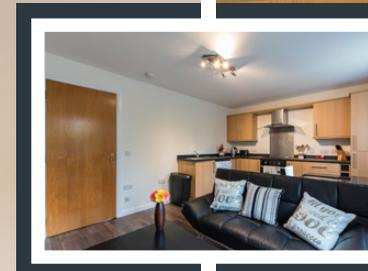
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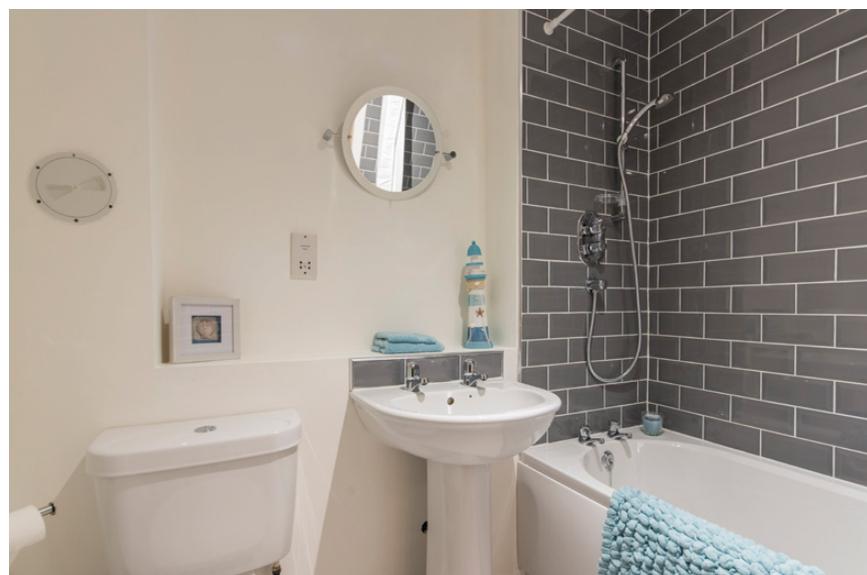
Number 40 Canal Place is presented to the market in an immaculate walk-in condition, The present owner has recently undertaken a full refurbishment of this modern ground floor apartment. Stunning kitchen with integrated appliances, modern bathroom, new floor coverings and redecorated in a sharp neutral tone throughout further benefiting from fully double glazed windows and Dimplex electric heaters throughout.

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 storage heating.

Internally, the accommodation comprises of a hallway providing access to all accommodation, the spacious lounge which is open plan to modern dining kitchen which has been fitted with a range of wall and base units and integrated appliances. Two large double bedrooms, one with fitted wardrobes, and a generously sized three-piece bathroom with shower over the bath. There are also ample storage cupboards throughout the property.

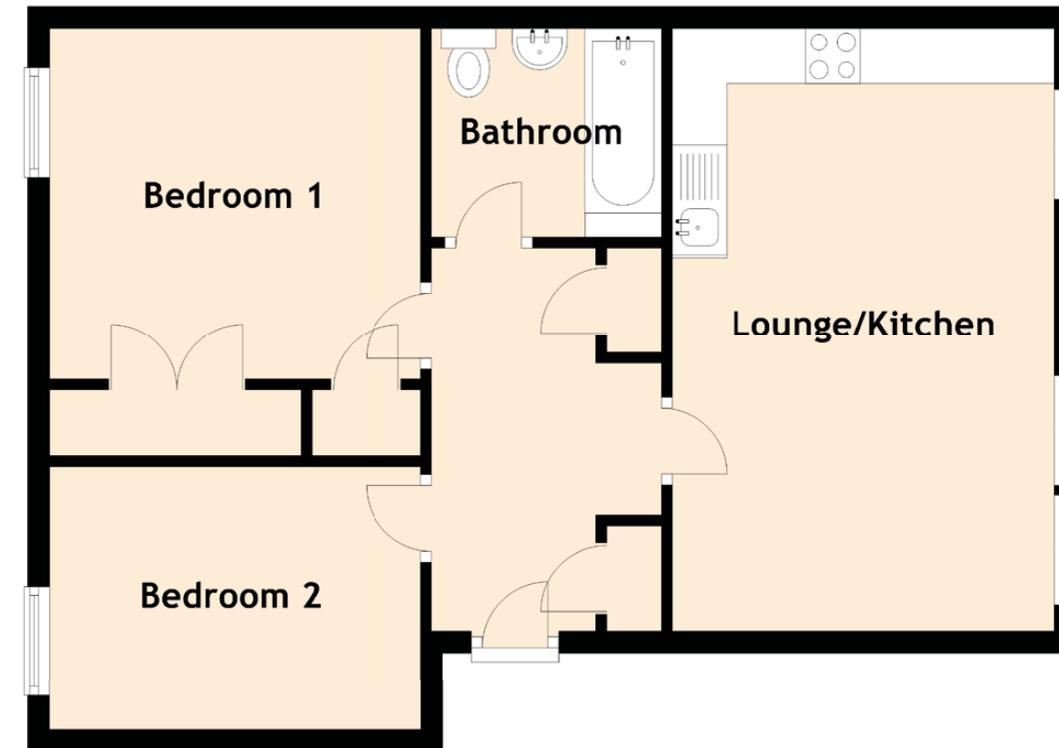
There is private barrier parking with ample visitor spaces. All communal areas and entrance hallways are maintained through a factor.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.50m (18'1") x 3.50m (11'6")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 54m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings integrated appliances. Additional soft furnishings and electrical items are by separate negotiation.

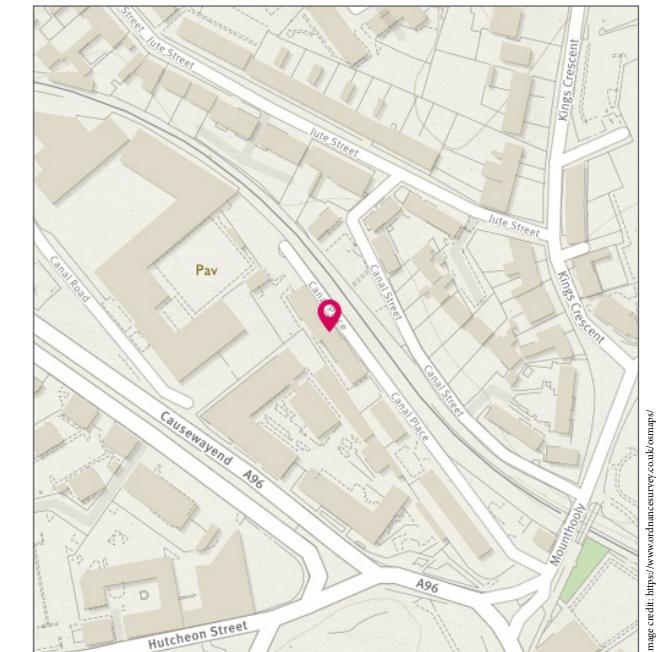
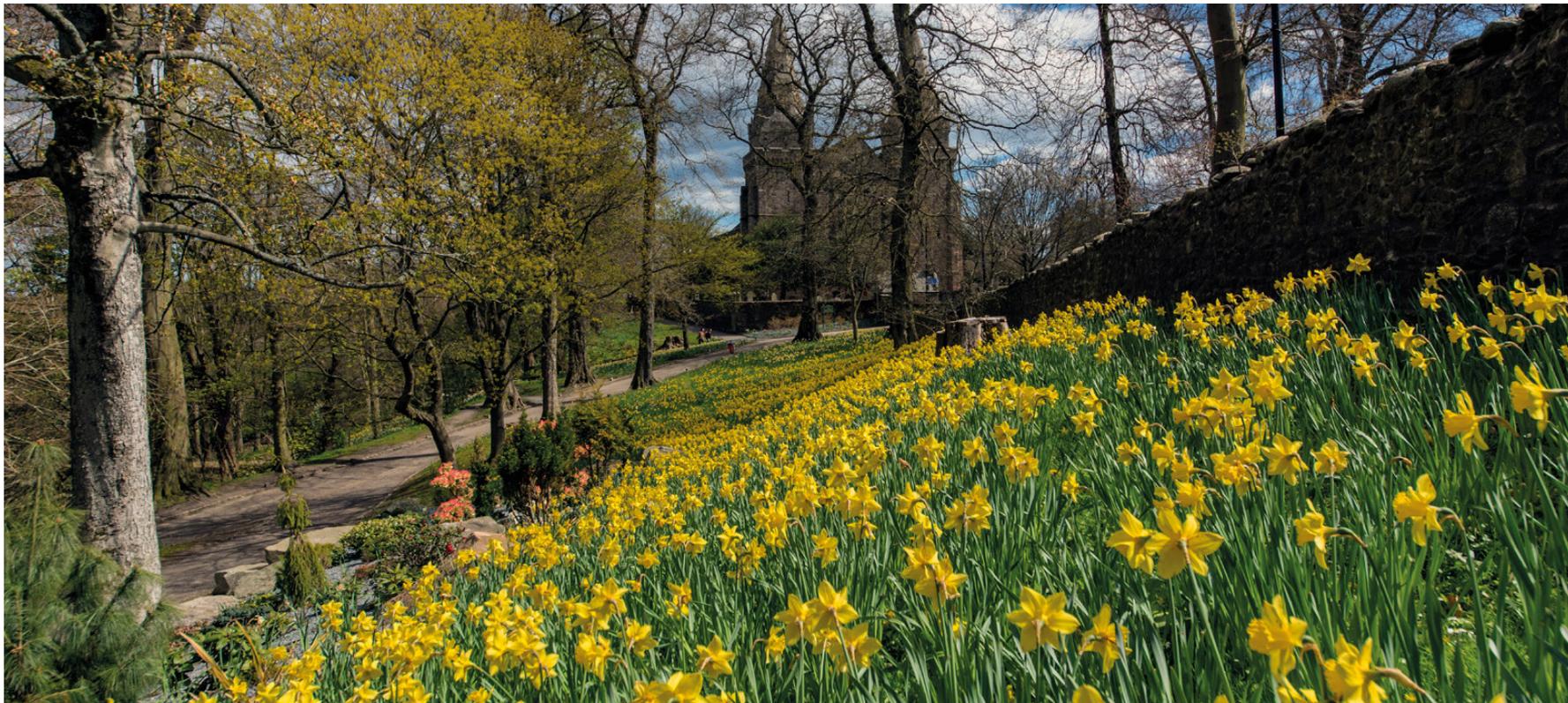


Image credit: <https://www OrdnanceSurvey.co.uk/ordnmap/>



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