




McEwan Fraser Legal
Solicitors & Estate Agents
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52 Merkland Road East

ABERDEEN, AB24 5PZ



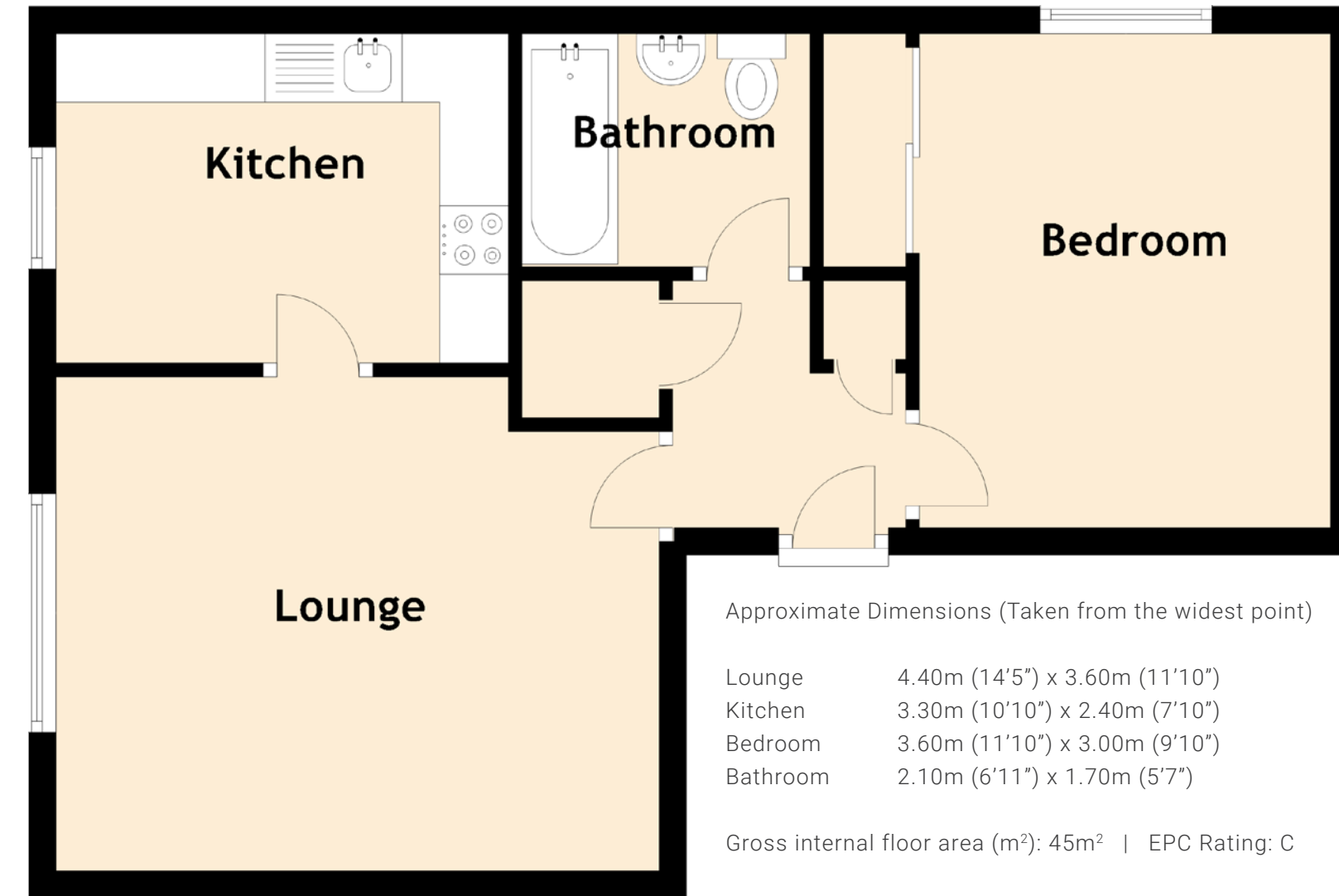
52 Merkland Road East is located to the north of Aberdeen city centre within a popular residential location, minutes from a main arterial route making all parts of the city easily accessible. Aberdeen University Campus the Sports Village with aquatics centre are within walking distance. You are also just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. The property and area are well served with local shops and great local public transport facilities. With the city offering further excellent bus & rail service with National & International flights being provided from Dyce Airport.

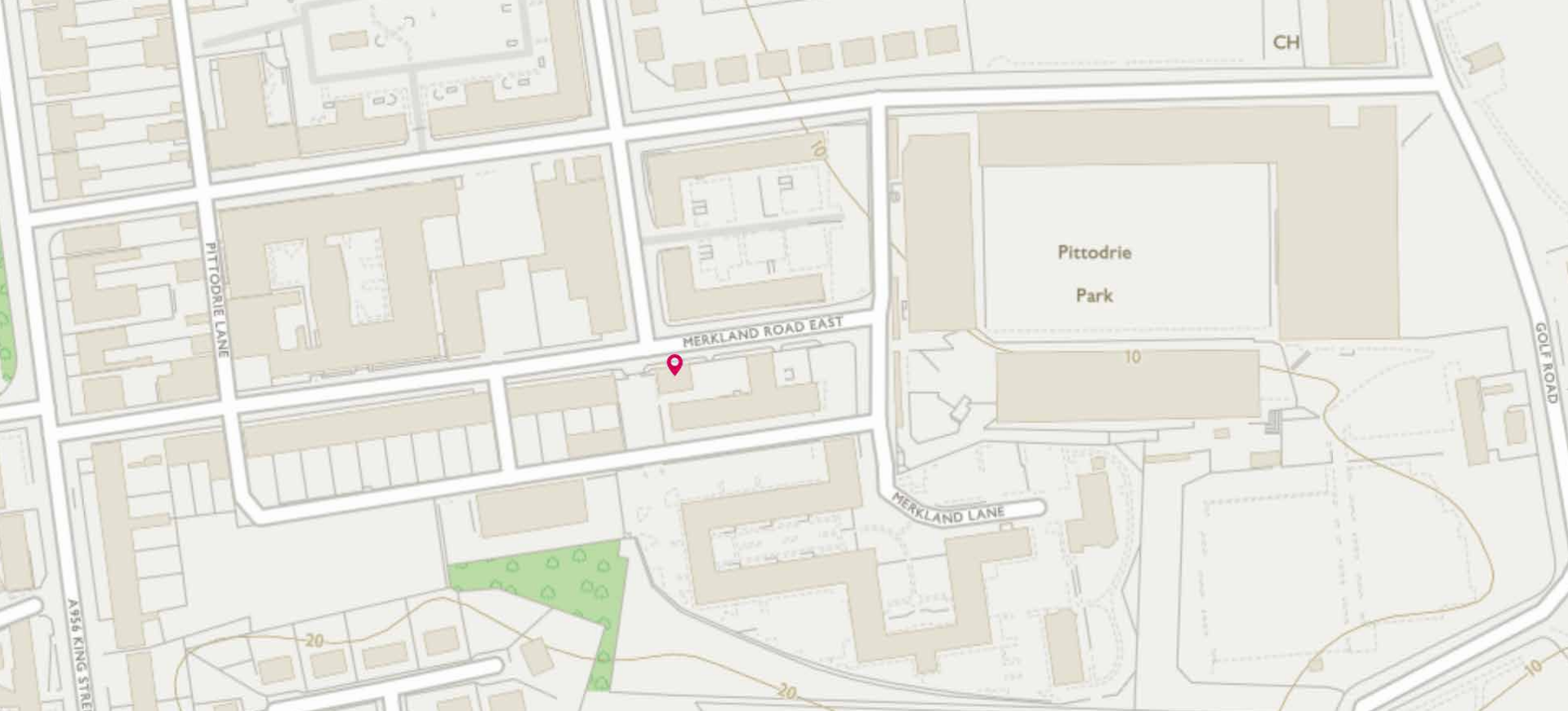
The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen city centre being close by. The fantastic beach and the Beach Boulevard are within walking distance from this property.



Forming part of a much sought after development, a fantastic opportunity to purchase an exceptionally spacious one bedroom second floor flat, presented to the market in a walk-in condition. 52 Merkland Road enjoys the conveniences of a security entry system, resident's car parking with a factor being appointed for the upkeep of the communal grounds and internal areas.

Offering generous sized accommodation this spacious well present property has been maintained regardless of cost by the present owner, benefiting from gas central heating system, and full double glazing with fresh and bright décor throughout. The internal accommodation comprises of a spacious lounge, dining kitchen with multiple wall and base mounted units, large double bedroom with fitted wardrobes, a spacious bathroom with shower over the bath, in addition, there are ample storage cupboards, externally residential car parking and visitor parking is available.





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