



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

Attic Right, 179 Hardgate

ABERDEEN, AB11 6YB



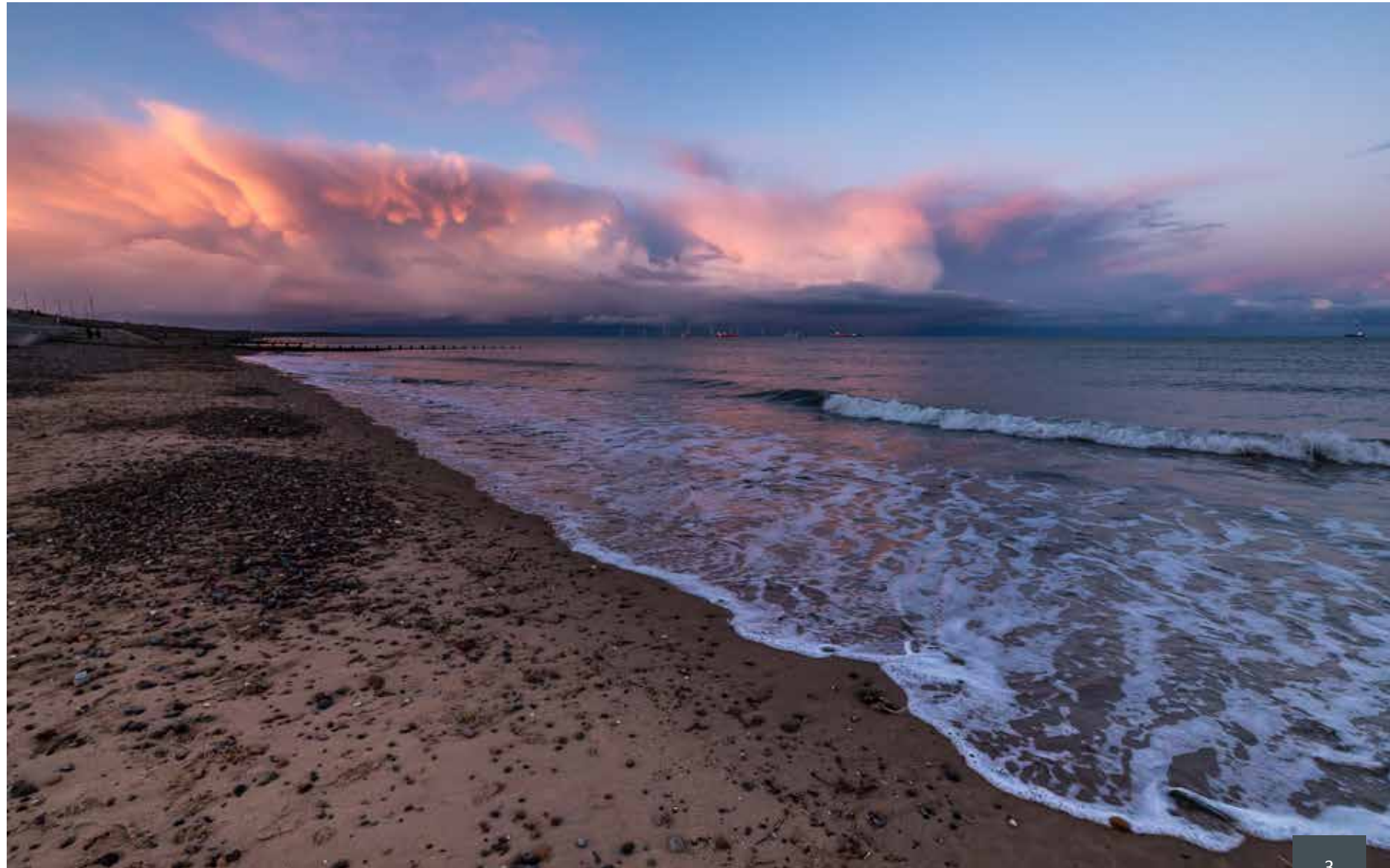
# THE LOCATION – ABERDEEN

AB11 6YB

179 Hardgate Aberdeen is a popular residential area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its sought after location, you are 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 verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and great local public transport facilities, with the city offering 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.

The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen, the Robert Gordon University and Foresterhill Hospital complex a short distance from the property.





# ATTIC RIGHT, 179 HARDGATE

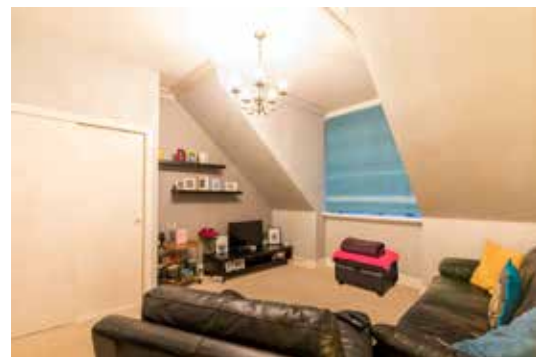
ABERDEEN, AB11 6YB

Situated in a desirable location, number 179 Hardgate is presented to the market in an immaculate walk-in condition. Offering generous sized accommodation which has been decorated in a clean sharp neutral tone, further benefitting from full double glazing and electric heating.

The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional stairway. This is an ideally located property in a fantastic close to the city centre and would suit the professional or student, or a fantastic buy-to-let investment. Early viewing is highly recommended.

The property comprises of an internal hallway leading to all other rooms, spacious lounge, modern kitchen fitted. Centrally located three-piece shower room with sports shower and double bedroom.

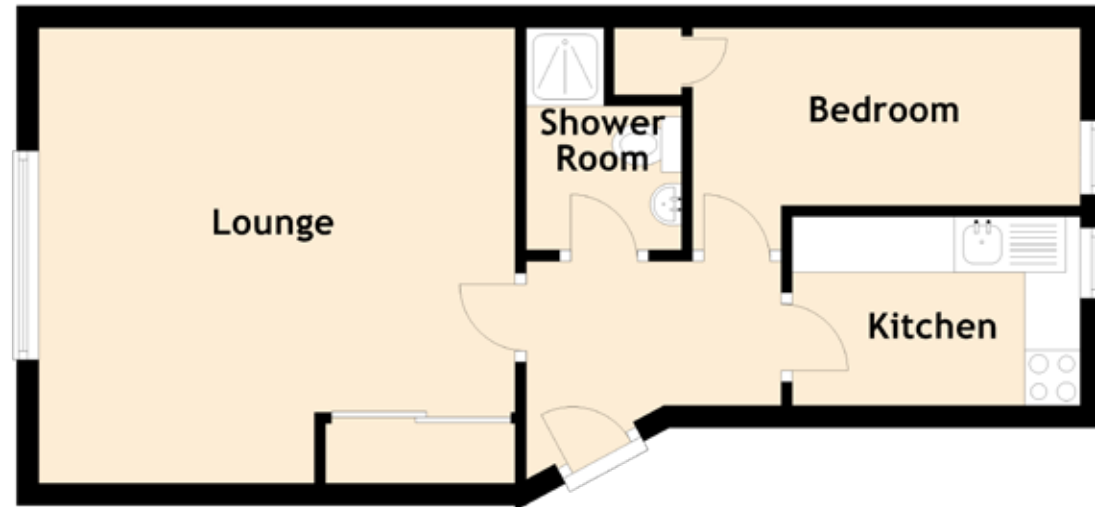
Parking permits can be applied for that can be used outside and close to this property. The rear communal garden with drying areas are kept in a tidy condition laid mostly to lawn.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	2.60m (8'6") x 1.70m (5'7")
Bedroom	3.50m (11'6") x 2.00m (6'7")
Shower Room	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades.







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Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**PETER REID**  
 Surveyor



Professional photography  
**MICHAEL MORLEY**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer