



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**68 Mary Elmslie Court**

KING STREET, ABERDEEN, AB24 5BS



## THE LOCATION

### ABERDEEN

McEwan Fraser Legal are delighted to bring to the market this stylishly presented two double ground floor executive apartment forming part of the ever-popular Mary Elmslie Court which is the Barratt's renowned Meridian Point Development completed to a high standard and located off King Street.

A wealth of shops and amenities are close by including reputable nurseries, primary and secondary schools. Set back from a main arterial route the subjects enjoy easy access to the city centre approximately ten minutes walk from the property with regular public transport to this and many parts of the city.

The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Fosterhill Hospital nearby. The fantastic beach and the Beach Boulevard are also within walking distance.

The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops.

# 68 MARY ELMSLIE COURT

KING STREET, ABERDEEN

68 Mary Elmslie Court, King Street, is a spacious two-bedroom executive ground floor apartment that is in an immaculate walk-in condition, located to the rear of the development through an open arch to your allocated parking space with ample visitor's spaces. The main communal hallway is protected by a security entry system which is maintained on contract along with the landscaped courtyard and parking areas. The property enjoys fresh neutral décor with co-ordinating floor coverings, further benefitting from full double glazing and gas central heating.

The Internal features include a welcoming hallway with built-in storage, a lovely lounge with a feature fireplace and a well fitted comprehensively equipped dining kitchen. The master bedroom has large mirrored wardrobes as does the second double bedroom. The bathroom with an electric sports shower over the bath completes the accommodation of this appealing property. Economical and easy to run having the benefit of gas fired central heating and double glazing, the communal areas are protected by a security entry system and maintained under a factoring contract.

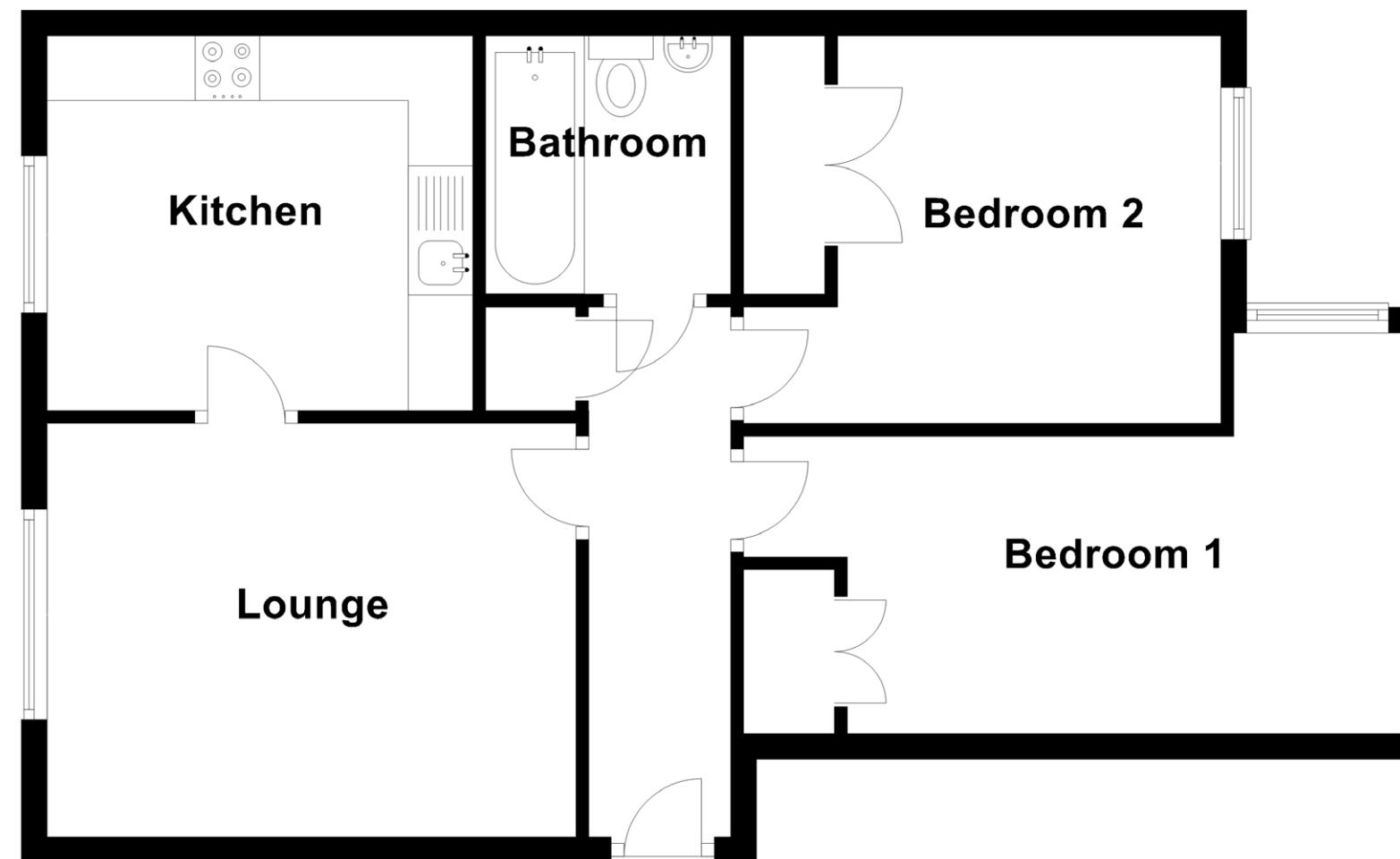
Early viewing is genuinely recommended to appreciate the location and quality of this property that would suit the professional or ideally located for the student. A factor has been appointed for the upkeep of the internal and external communal areas for which a monthly fee of approximately £78.00 is payable, this includes a common buildings insurance policy. The property is serviced by mains water and drainage, gas and electricity.





# SPECIFICATIONS

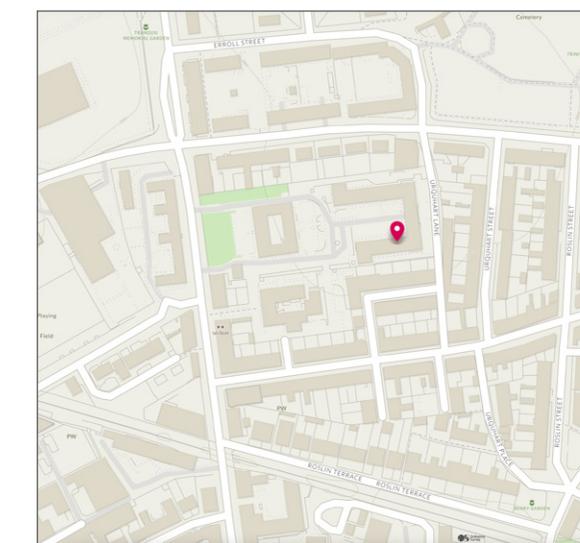
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	3.30m (10'10") x 2.90m (9'6")
Bedroom 1	5.10m (16'9") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: C






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**Part  
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