



*Executive 2 Bedroom First Floor Apartment. Desirable Residential Location with Private Barrier Parking.*



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Number 9 Bothwell Road has been upgraded to a high standard and subsequently, all fitted fixtures and fittings are of the highest quality. The main communal hallway is protected by a security entry system which is maintained on contract along with the landscaped courtyard and secure parking on two levels, one of which is covered. Further benefitting from gas central heating, double glazed windows along with tasteful décor throughout providing a truly excellent purchase that would suit the professional couple, potential first-time purchase or a fantastic buy to let.

# THE LOUNGE



- First floor executive apartment
- Modern dining kitchen
- 2 double bedrooms
- En-suite shower room
- Family bathroom
- Full double glazing and gas central heating
- Immaculate decor throughout
- Security entry system and parking
- Factor for maintaining and upkeep communal areas.

# THE KITCHEN



The spacious entrance hallway is decorated in soft neutral tones with two walk-in cupboards and solid Oak flooring that carries through into the elegant lounge with large bay window which is flooded with natural light.

The dining kitchen boasts a selection of base and wall storage units with some integrated appliances.



Master Bedroom with en-suite shower and large walk-in wardrobe and a further double bedroom with built-in wardrobe, both have newly fitted carpets. Completing the accommodation is the newly installed and stylish bathroom with shower over the bath.

# THE MASTER BEDROOM



# BEDROOM 2





# THE BATHROOM



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 2.60m (8'6")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

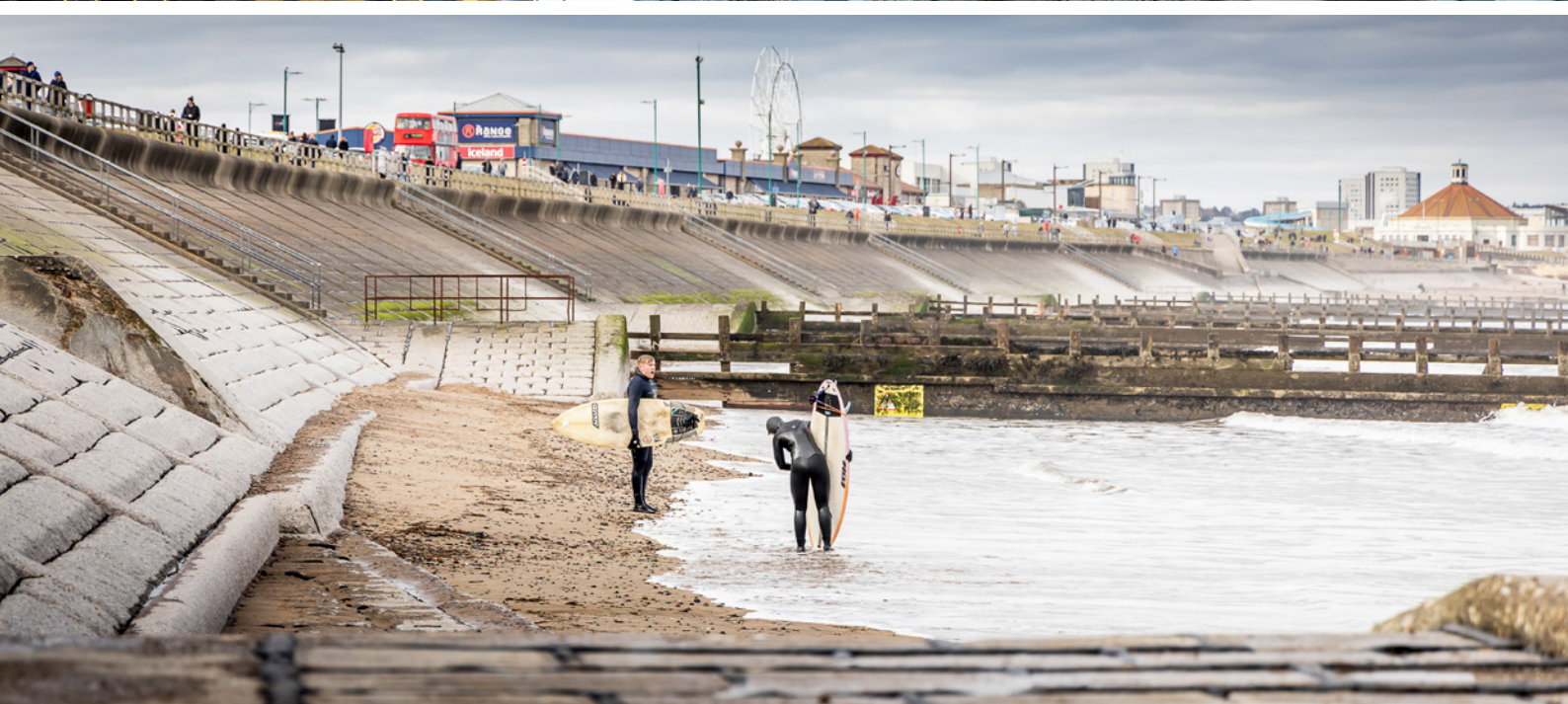
EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings. All furniture and contents are available by separate negotiation.



# THE LOCATION

McEwan Fraser Legal are delighted to bring to the market this beautiful modern two bedroom apartment which forms part of an exclusive development that was completed to an exceptionally high specification by a renowned national home builder. Bothwell Road is located in a prime location close to all amenities and main arterial routes with Aberdeen University and the city centre is less than ten minutes walk from the property, with regular public transport being available making all parts of the city easily accessible.







The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights 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 Aberdeen University, Aberdeen College and Foresterhill Hospital nearby. The fantastic beach and the Beach Boulevard are also a short walk away.



**McEwan Fraser Legal**

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Part  
Exchange  
Available



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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