

174 Morrison Drive

ABERDEEN, AB10 7HD



A two-bedroom top-floor dwelling presented to the market in excellent condition and available for immediate possession



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174 Morrison Drive is a two-bedroom top-floor dwelling presented to the market in excellent condition and available for immediate possession.

It offers generous modernised accommodation 63m², double glazing and gas central heating.

THE LOUNGE



The property comprises an internal hallway with laminate flooring and a storage cupboard leading to all other rooms, including a well-proportioned lounge also with laminate flooring and space for a dining table.

THE KITCHEN



The kitchen, which is fresh and modern, features a ceramic hob and an electric oven, a standalone fridge/freezer and a washing machine with excellent cupboard storage.





The two double bedrooms have fitted wardrobes, and the bathroom has a shower over a bath and tiled splashback walls.

THE BATHROOM



BEDROOM 1



BEDROOM 2



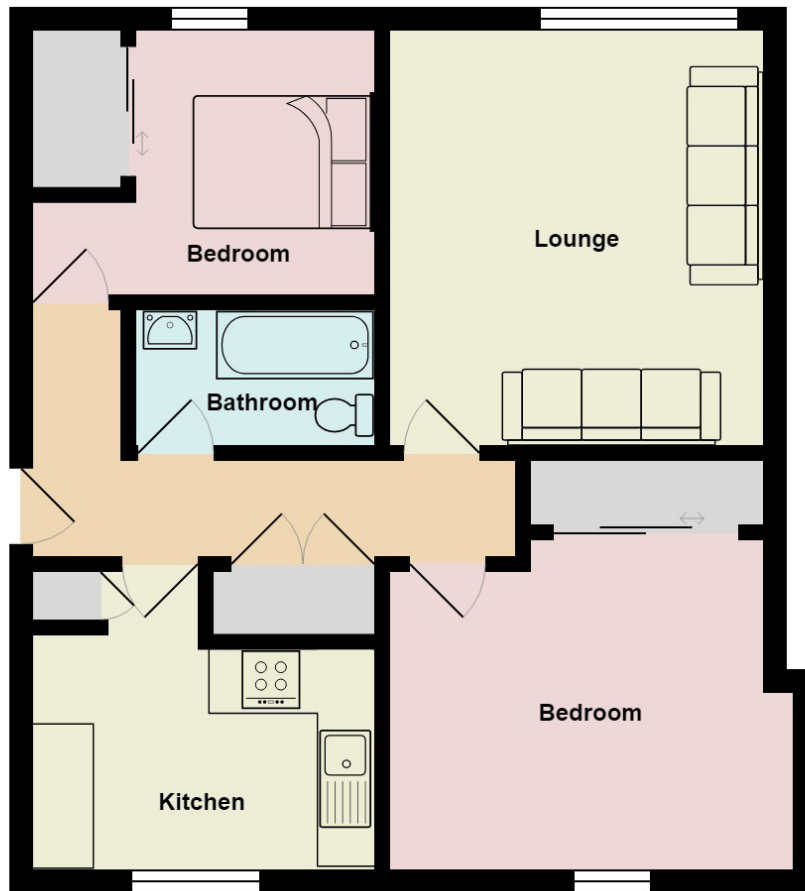
Significantly, there is off-street permit parking available to residents. To the rear is an expansive drying area,

This property would be a superb first-time purchase within a quiet location in Garthdee, only a 5-minute drive from Garthdee Shopping Complex and a 15-minute walk from Robert Gordon University. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment. Viewing is necessary to appreciate the size, condition and location.

EXTERNALS

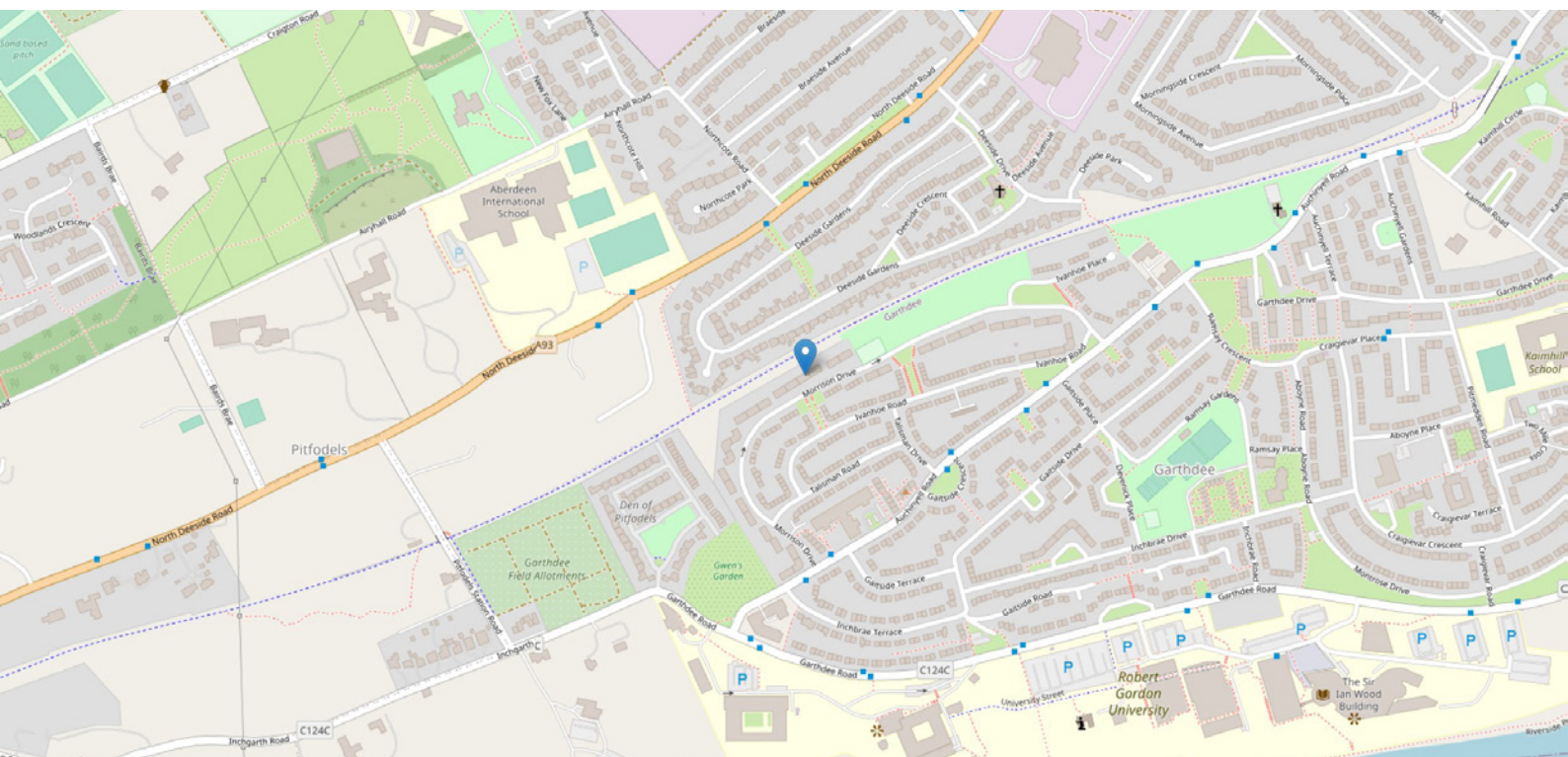


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

This Top Floor Flat is in the popular residential suburb of Garthdee and easily commutable to the city centre. The Garthdee area enjoys extensive open parks and landscaped areas with many outdoor activities and pursuits nearby.





It also has a fantastic range of community facilities, including children's nurseries, highly regarded primary and secondary schools. There are excellent shopping facilities in and around the area, including several substantial superstores and local shops. The city centre is approximately two and a half miles to the north, the commercial regions of Aberdeen or a short walk to the University campus. The city provides all that one would expect from modern-day city living, including many shopping malls and local shops. There are pubs, restaurants and cafes galore, with theatre and cinema to enjoy. You also have some superb recreational and leisure facilities, all within easy reach and many activities for the outdoor enthusiast; the city offers excellent bus and rail service with national and international flights from Dyce Airport, approximately eight miles to the north. The East Coast Rail Network operates from Aberdeen, linking to the South and beyond.



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