



  
Solicitors & Estate Agents  
01224 472 441

## Flat 7 Society Court

SOCIETY LANE, ABERDEEN, AB24 4DE



# AREA

## WOODSIDE

ABERDEEN



Society Court, Woodside is located just off one of the main arterial routes to the City. The area is well served by local shops and public transport facilities and is also highly convenient for Aberdeen Airport and the oil-related offices at Bridge of Don and Dyce. Aberdeen University Campus at Old Aberdeen is situated within walking distance and Aberdeen Royal Infirmary is also located nearby. With fantastic regular local transport links, you are minutes away 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.

There are pubs galore, restaurants, and eateries, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities and there is a fantastic amount of indoor and outdoor activities all within easy reach of the property. The area of Woodside has superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The central East Coast Rail Network operates from Aberdeen.





# Flat 7

## SOCIETY COURT

ABERDEEN



This exceptionally spacious top-floor flat requires slight redecoration and some floor coverings but represents excellent value and affords the opportunity to move in with the minimum of inconvenience. The property further benefits from gated private parking, a security entry system, and a brightly lit communal stairway, offering generous-sized accommodation, with full double glazing and gas central heating. With its fantastic location, this property would be a superb first-time purchase and would suit the student or a professional couple or a fantastic buy-to-let investment.

The accommodation comprises a welcoming entrance hall, spacious lounge, and modern dining kitchen equipped with a range of wall and base-mounted units incorporating work surfaces, and splashback tiling. There are two generously proportioned double bedrooms at the rear of the property and both have ample space for various pieces of standalone furniture. A three-piece bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards throughout the property. The communal areas including the secure car park and garden areas are maintained under a factor agreement. Early viewing is highly recommended.







# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'9")
Kitchen	4.00m (13'2") x 3.00m (9'10")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 64m²  
EPC Rating: C

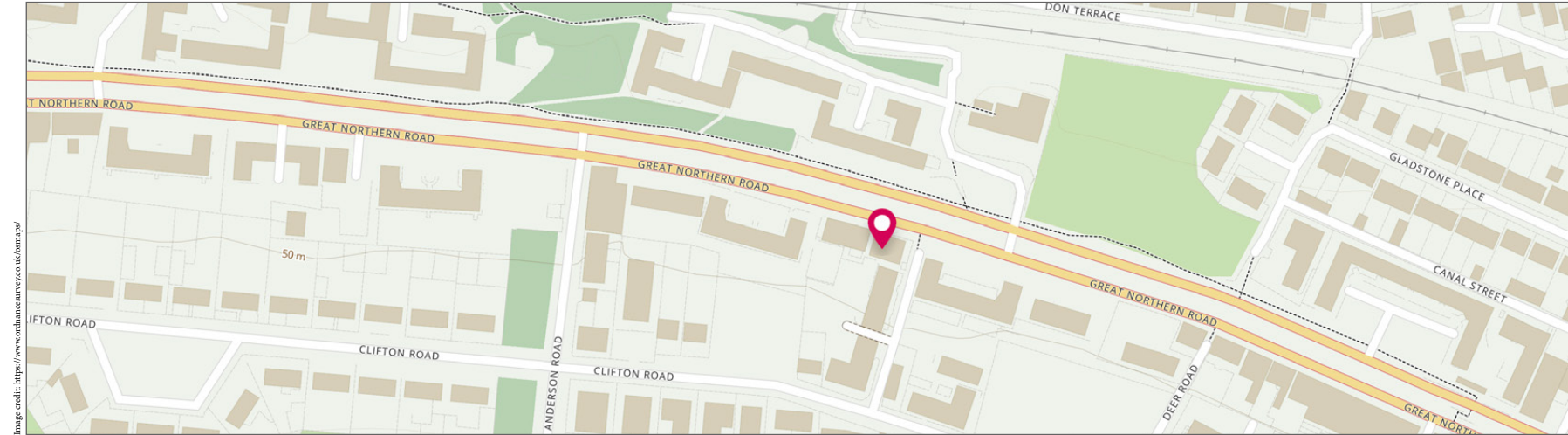
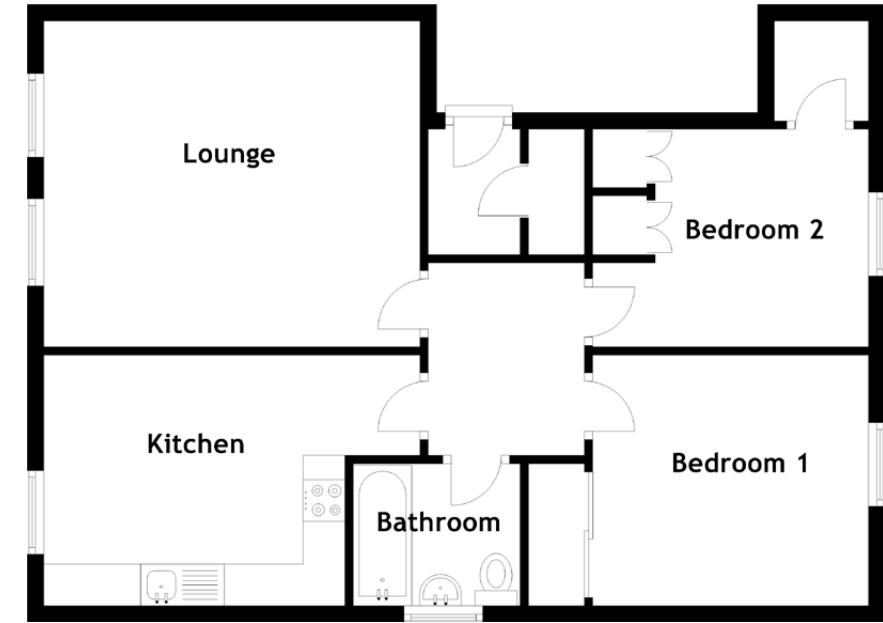


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# McEwan Fraser Legal

Solicitors & Estate Agents

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**  
 Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer