

8 Mill Court

WOODSIDE, ABERDEEN, AB24 2UN



Recently upgraded one-bedroom top-floor dwelling with private parking. Convenient location close to all amenities and main arterial routes.



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McEwan Fraser Legal is delighted to offer for sale this well-presented top-floor flat in a purpose-built detached block of nine premises circa 1985. The current owners during their tenure have completed a full refurbishment including replacing all double-glazed windows, a new kitchen, a shower room, and a modern electric heating system.

Further benefits include a fresh neutral décor and a security entry system. The property is presented in excellent condition and would make an ideal purchase for a first-time buyer or "buy to let" investor.

THE LOUNGE/KITCHEN



The accommodation comprises an entrance hallway with a cupboard, an open-plan lounge/kitchen with appliances, one double bedroom with fitted mirrored wardrobes, and a three-piece shower room.



THE BEDROOM



THE SHOWER ROOM



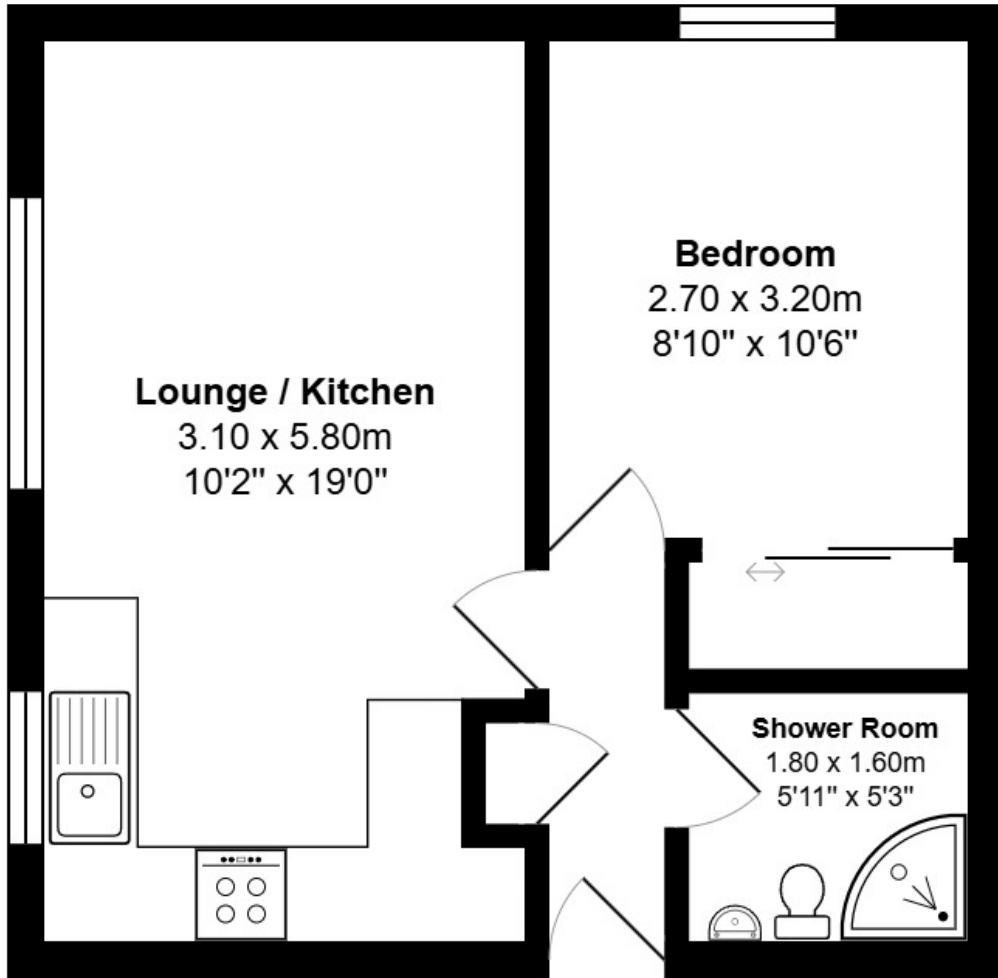
Allocated parking areas for each property including visitor parking, communal storage areas for refuse collection, and communal drying areas. A factor is responsible for the upkeep of the internal communal areas including the outside and garden areas

The property has mains electricity, water, and drains with an electric heating system.

EXTERNALS



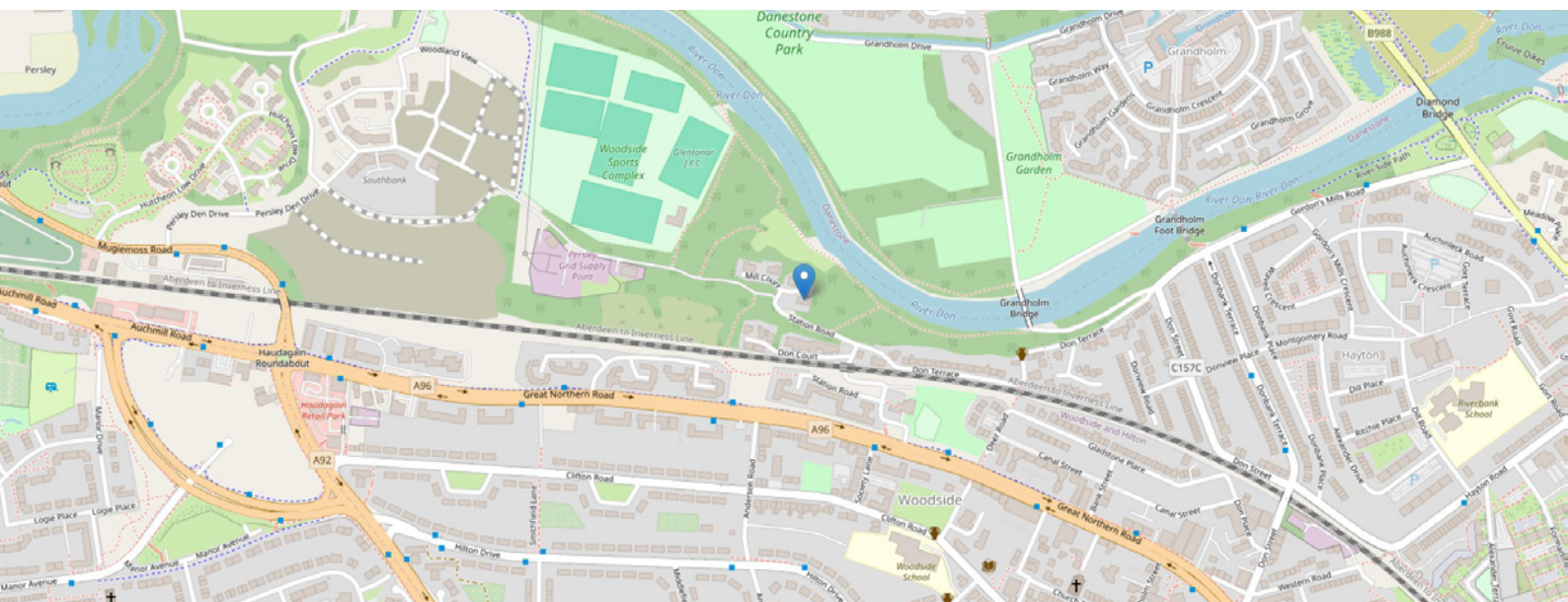
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: C

Extras: The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings, and integrated kitchen appliances



THE LOCATION

Mill Court Woodside is conveniently located close to a wide range of local amenities, including a Tesco superstore, a variety of specialist shops, a private health club, primary and secondary schools, restaurants, and superb local public transport links. Most parts of Aberdeen are readily accessible by a variety of arterial routes including the Aberdeen Ring Road, with the location being extremely convenient for the Airport, Aberdeen Royal Infirmary, and the oil-related offices at both Dyce and the Bridge of Don.





The city of Aberdeen provides all that one would expect from 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. On your doorstep, there are fantastic walks along the River Don and local woodlands, you also have some superb recreational and leisure facilities all within easy reach with a multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail service with National and International flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt the south and beyond and west to the city of Inverness.



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