

56A Menzies Road

ABERDEEN, AB11 9BH



Spacious two/three bedroom ground floor flat, fantastic buy-to-let investment, recent redecoration throughout



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56A Menzies Road is a spacious, immaculate two/three bedroom ground floor flat, self-contained with its own back door, situated in a popular residential area and presented to the market in a walk-in condition. The present owner has upgraded this property with a recent redecoration throughout. The property benefits from full double glazing and gas central heating, protected by a security entry system leading to the entrance hall and the impressive, bright, well-kept traditional Victorian communal stairway. Early viewing is highly recommended to appreciate the space on offer.

THE LOUNGE



The home comprises an entrance hallway which leads to the spacious and welcoming front-facing lounge, which is flooded with natural light and could also be utilised as a third bedroom if desired. The dining area located to the rear of the property provides the ideal space for both informal and formal dining. The kitchen, located off the dining area, has been fitted with an array of base and wall-mounted cabinets, contrasting work surfaces, integrated appliances and a door leading to the garden.

THE DINING ROOM



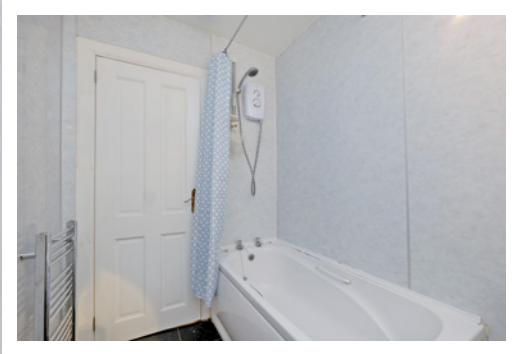
THE KITCHEN





There are two good-sized bedrooms, both benefitting from ample space for free-standing furniture. Completing the accommodation, the centrally located bathroom has been fitted with a three-piece white suite, WC and hand-wash basin.

THE BATHROOM



BEDROOM 1



BEDROOM 2



There is a large communal garden at the rear of the building and a private storage shed. Free on-street parking in front of the property. Additionally, there is an exclusive outhouse that is also plumbed for a washing machine and tumble dryer.

EXTERNALS

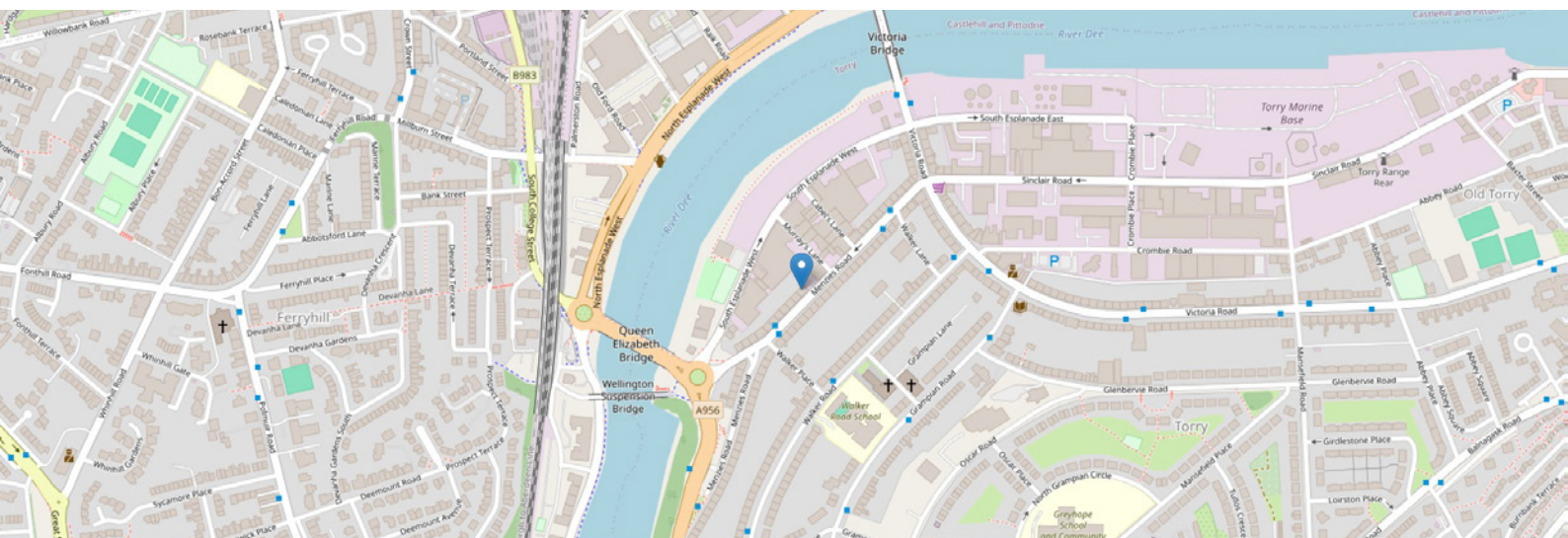


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

This spacious property is located in a popular residential location minutes from the heart of Aberdeen city centre. The property is well served by specialist and local convenience shops, delicatessens, other eateries, tearooms and pubs. The area is also well served by local transport links with main arterial routes close by, making all areas of Aberdeen easily accessible.





The Aberdeen University, hospital complex at Foresterhill, and Woodhill House are all easily accessible and minutes from the property. The city centre is within walking distance, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities. The city further offers excellent Bus & Rail Service, with National & International flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen, providing a link to the central belt, the South and West to the city of Inverness.



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