

91 Hutcheon Court

ABERDEEN, AB25 1EW



SPACIOUS TWO-BEDROOM FLAT/MAISONETTE RECENTLY UPGRADED. CLOSE TO ALL AMENITIES AND NORTH EAST SCOTLAND COLLEGE, AND ABERDEEN UNIVERSITY



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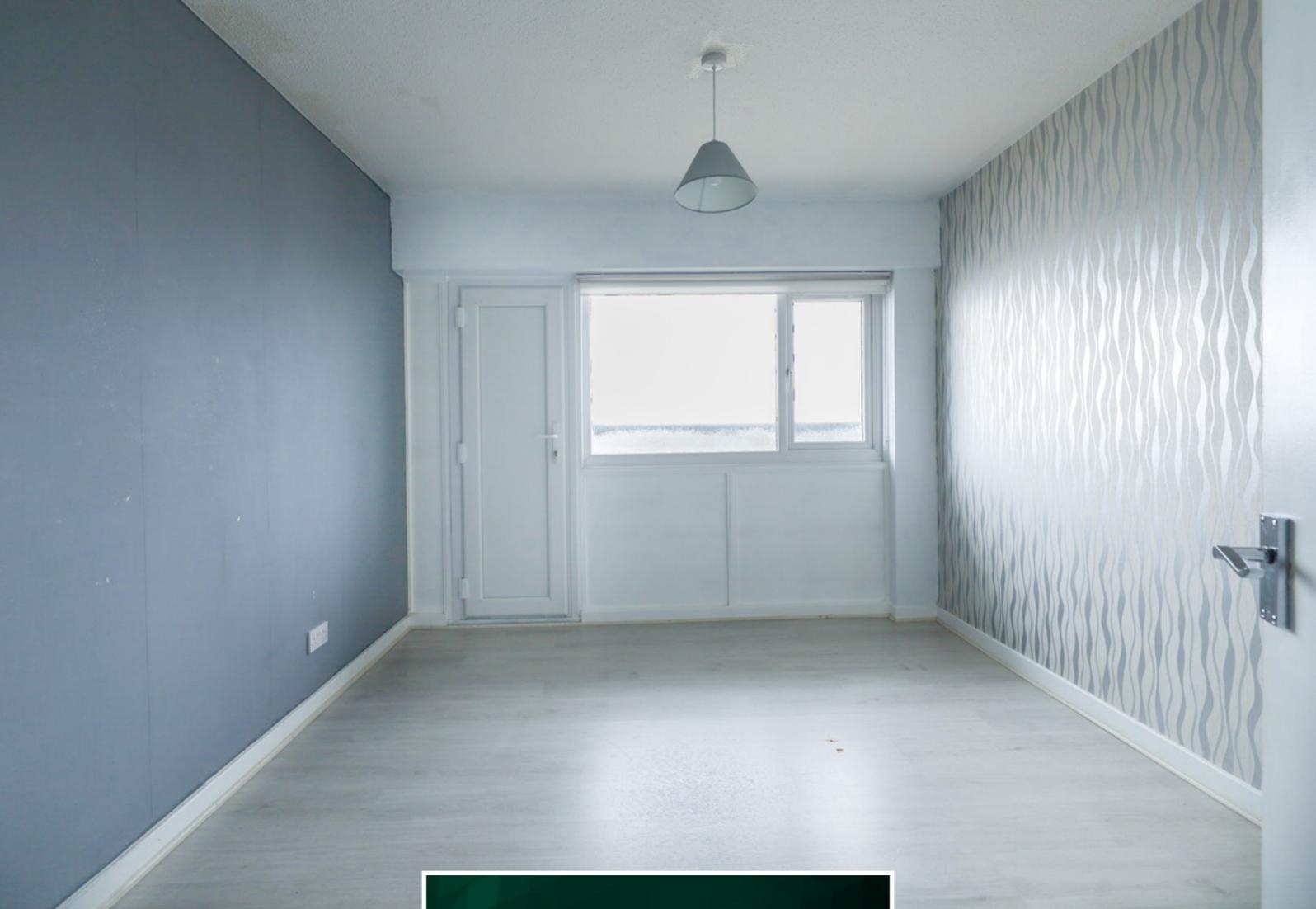




McEwan Fraser Legal is delighted to offer for sale this spacious two-bedroom ninth-floor flat/maisonette. Situated within a well-managed multi-storey development, the building benefits from a secure entry system to the communal hallway and lifts, private carparking, and all shared areas are maintained by a factor. Ideally positioned in the heart of the city centre and within easy reach of North East Scotland College and a host of excellent local amenities. The property features recent upgrades to the kitchen and shower room, with fresh, neutral décor, and further benefits from full double glazing and electric heating.

This delightful flat features a welcoming entrance hallway with a built-in storage cupboard. Two double bedrooms are located on the ground floor, both offering ample space for free-standing furniture.

The Property



Bedroom 2





A carpeted staircase leads to the upper level, where additional storage cupboards can be found. The lounge is a bright and spacious room with views over the front of the property, with access to a shared balcony.





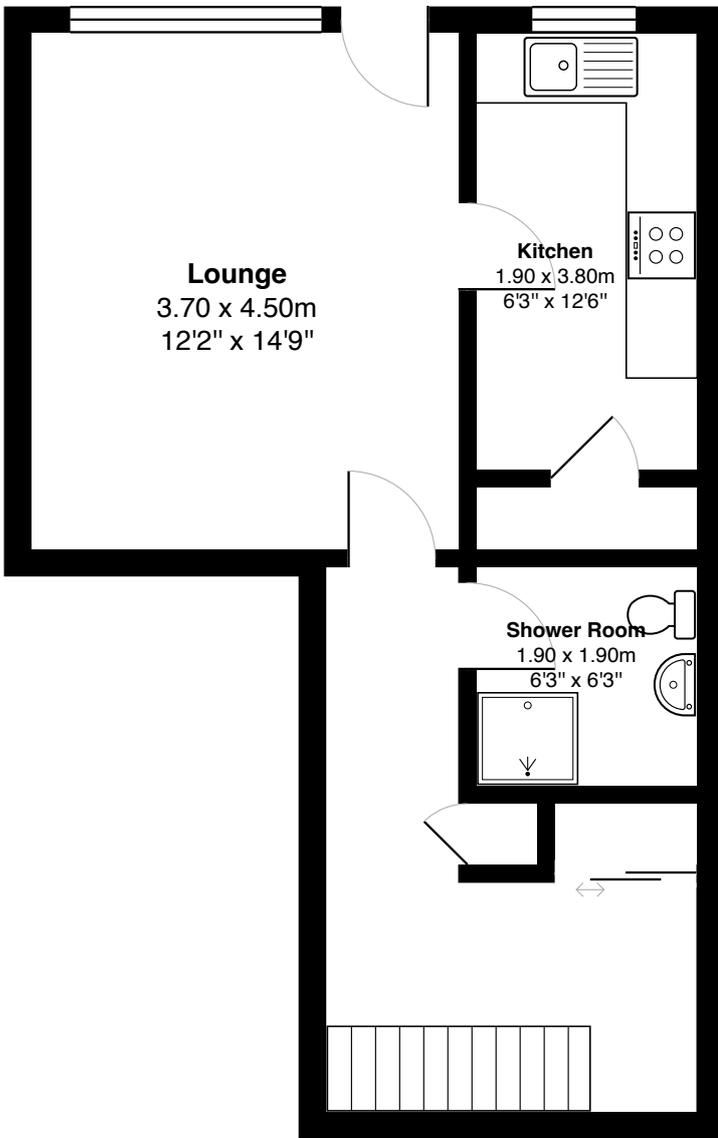
The kitchen, located just off the lounge, is fitted with a range of base and wall-mounted units, contrasting work surfaces, and space for white goods.



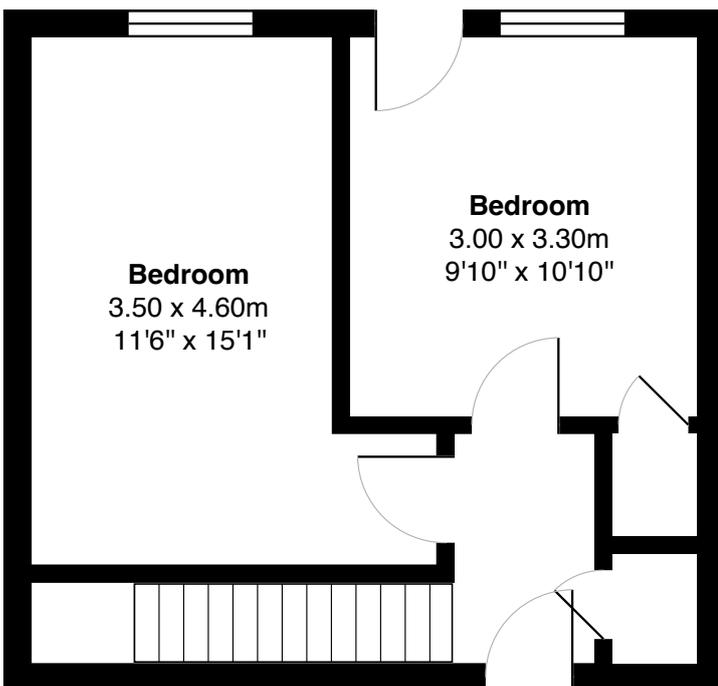
Completing the accommodation is the centrally located shower room, which features a white three-piece suite comprising a WC, wash hand basin, and shower. In addition, there are ample storage cupboards on both floors and an external storage cupboard.

This flat offers an ideal opportunity for both homeowners and investors alike, with no shortage of tenants due to its central location. Making it a reliable buy-to-let investment with strong rental potential as an option. Early viewing is highly recommended to appreciate the space on offer.





Gross internal floor area (m²): 74m²
EPC Rating: D





91 Hutcheon Court is in the popular Gallowgate area of Aberdeen, well situated for access to the North East Scotland College and Aberdeen University. Within walking distance is George Street, which in turn leads to the Bon Accord Centre and through to Union Street, and the city centre. Many arterial routes are close by, making most parts of the city easily accessible. Locally, you are well served by excellent schools, specialist and convenience shops and a short walk to the attractive and popular Westburn and Victoria Parks. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service, and 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 and beyond. The property is also ideally located for both the student and the professional employee, with both Aberdeen University and the ever-expanding Foresterhill Hospital complex easily accessible.

The Location

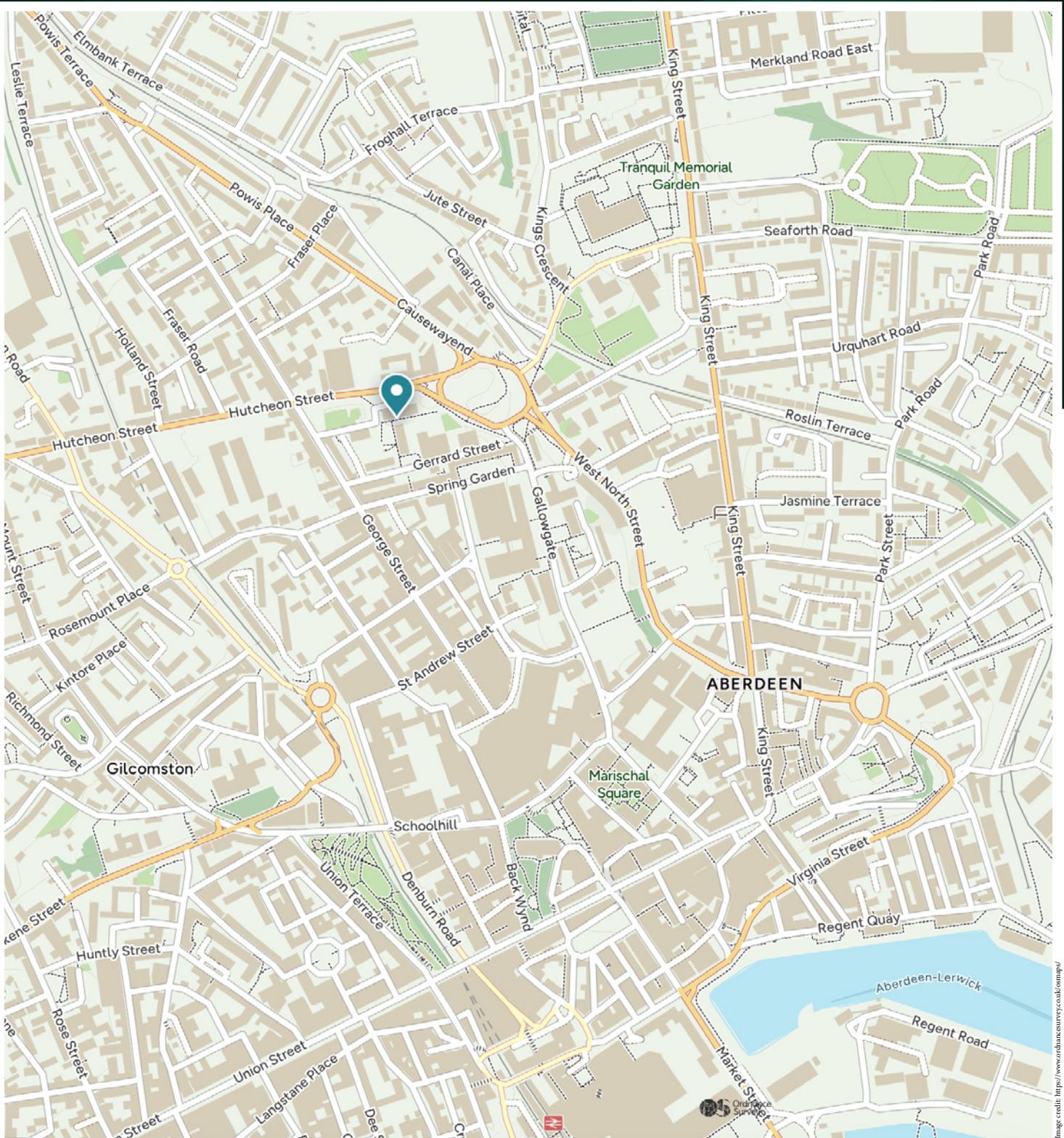


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THE SUNDAY TIMES
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