




McEwan Fraser Legal
Solicitors & Estate Agents
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65 Dee Village
MILLBURN STREET, ABERDEEN, AB11 6SZ

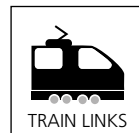
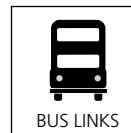
ABERDEEN, ABERDEENSHIRE

AN IMMACULATE TWO BEDROOM
PENTHOUSE APARTMENT IN DESIRABLE
LOCATION MINUTES FROM CITY CENTRE.

65 Dee Village Millburn Street is located within a recently built modern development and popular residential area. A few minutes from the heart of Aberdeen City Centre it provides 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 recently opened Union Square shopping Mall with its abundance of restaurant's, shopping outlets and cinemas are within walking distance from the property. The property and area are well served by local shops and great local public transport facilities. The main transport hub of Aberdeen operates from the Union Square shopping mall where a comprehensive bus and rail network is available.

National and international flights are provided by Dyce Airport with the main East Coast Rail network operating through Aberdeen. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen College being close by. The fantastic beach and the Beach Boulevard are a short distance from this fantastic property.



MARISCHAL COLLEGE, THE UNIVERSITY KINGS COLLEGE, PERSLEY
WALLED GARDEN, ABERDEEN HARBOUR





Forming part of a much sought after modern development, this is a fantastic opportunity to purchase an exceptionally spacious two bedroom penthouse apartment, presented to the market in an immaculate walk in condition. Enjoying the conveniences of a security entry system, complex concierge, gated residents car parking (with allocated space), communal garden, bicycle storage, and the bonus of the complex having its own private gymnasium the property is idyllic. This property also features an appointed factor for the upkeep of the communal grounds and all internal areas.

This spacious and immaculately presented property has been maintained to the highest of standards with many upgraded features, immaculate, fresh and neutral décor throughout. The kitchen is fully fitted, with excellent integrated appliances. The spacious lounge forms part of the formal dining area and is completed by the stunning Romeo and Juliet balcony.

The master and second bedrooms feature large built-in mirror wardrobes. Internally the property is completed by the spacious, well-equipped and partially tiled bathroom.

Offering bright, generous sized accommodation, with full UPVC double glazing and gas central heating throughout and its fantastic central location this property would suit a professional couple or a fantastic Buy-To-Let investment. Early viewing is a necessity and highly recommended.



FLOOR PLAN, DIMENSIONS, & LOCATION

PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

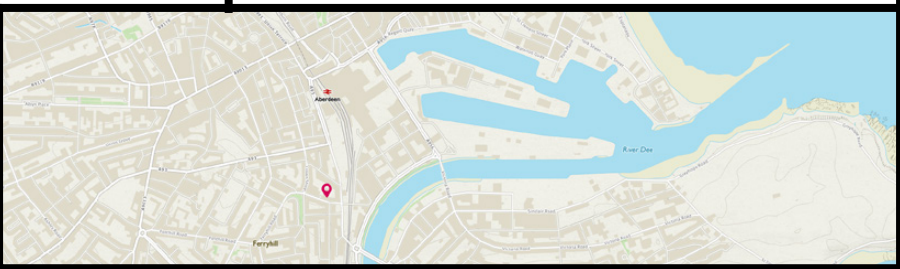
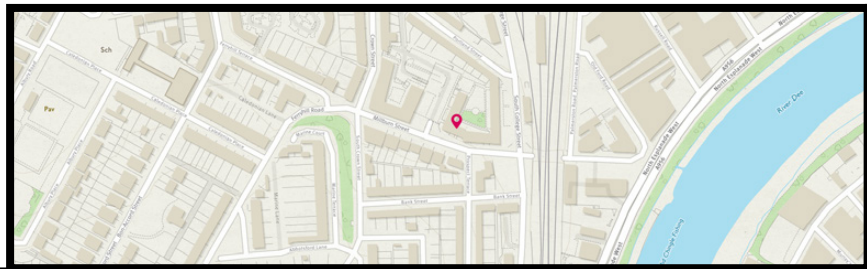
Lounge	5.50m (18'1") x 4.50m (14'9")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 1	3.30m (10'10") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²) - 85m²

EPC Rating - C

Extras
(Included in the sale)

The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances. All other soft furnishings and electrical appliances are available by separate negotiation.



"...Internally the property is completed by the spacious, well-equipped and partially tiled bathroom...."

BEDROOMS & BATHROOMS



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer