




McEwan Fraser Legal

Solicitors & Estate Agents

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25 Raeden Crescent

ABERDEEN, ABERDEENSHIRE, AB15 5WL

25 RAEDEN CRESCENT

25 Raeden Crescent is perfectly located to take full advantage of Mile End Primary School, Foresterhill Health Campus and Woodhill House, and is therefore ideally located for those wishing easy access to these particular sites. All city centre amenities within the city centre itself are only located approximately ten minutes drive from the property. Local shops and amenities are close at hand including the Mannofield and Countesswells shops with excellent nursery, primary and secondary schools in the area. The oil-related businesses within the Queen's Cross and Albyn are within walking distance with easy access to Anderson Drive, therefore easy access to the main business centres to the north and south of the city and the hospital complex at Foresterhill.

The heart of Aberdeen city provides all the amenities one would expect with modern-day city living, including a verity of shopping centres, pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational, recreational and leisure pursuits which include the finest golf courses, and stunning scenery along Royal Deeside. The property is well served by 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 main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the City of Inverness.

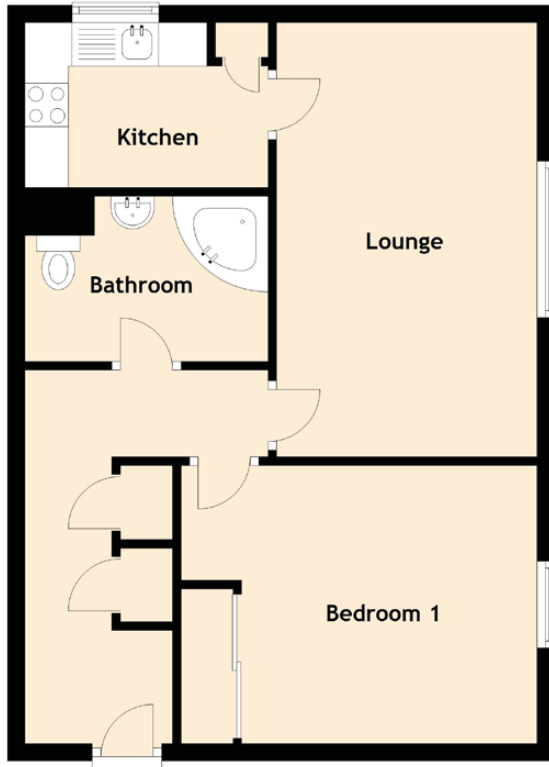
Forming part of a development 25 Raeden Crescent is a spacious one bedroom top floor flat. The building benefits from a secure telephone entry system, well maintained communal stairwell, shared drying room and individual storage cellars within the basement. There is also a residents' car park within the grounds.

The accommodation consists of an entrance hall with private loft access and two storage cupboards, one of which holds the hot water tank. The lounge is of a good size and provides plenty of space for soft furnishings. The kitchen is fitted with a range of white base and wall storage units, complimenting marble effect worktops, stainless steel sink, free standing electric cooker, fridge freezer, an under counter washing machine and tumble dryer. The well appointed double bedroom is fitted with mirrored wardrobes, and finally, completing the accommodation is the main bathroom which is fitted with a wash hand basin, WC and electric shower over a huge corner bath which is great to come home to after a busy day of work.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 1.90m (6'3")
Bathroom	2.80m (9'2") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")

Gross internal floor area (m²): 51m² | EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds.

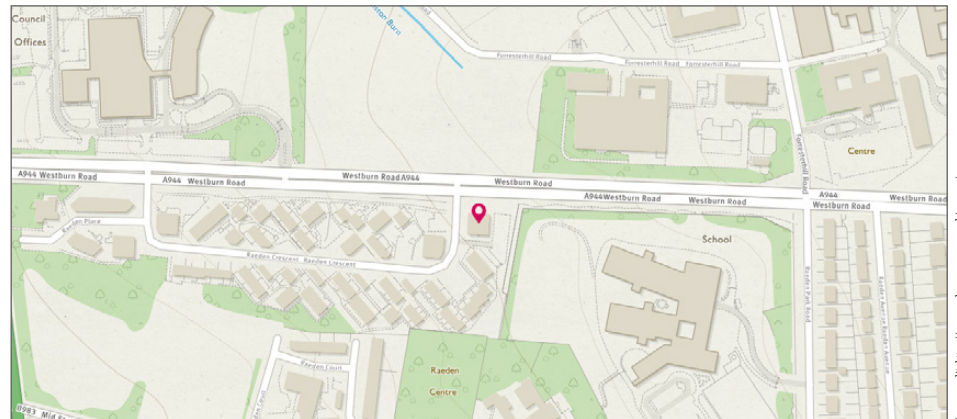


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