




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

2/L 20 Summerfield Terrace

ABERDEEN, AB24 5JH



Kitchen



Lounge



Bedroom



Bathroom



2/L 20 Summerfield Terrace

This superb flat is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its fantastic location, you are 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 shops, restaurants, theatres, cinemas, pubs and clubs. These can be enjoyed along with the superb educational and recreational facilities. The beach is also located only a short walk from Summerfield Terrace.

The flat and area are well served by local shops and great local public transport facilities. With the city offering further excellent bus and rail service. National and international flights are provided from Dyce Airport. With the main East Coast Rail Network operating through Aberdeen providing a link to the central belt, the south, to the west to the city of Inverness and beyond. The property is also ideally located for both the student and the professional employee with both, Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.

We are pleased to offer for sale this one bedroom second floor flat which forms part of a traditional, granite building located in a conveniently central area of the city. This bright and airy flat enjoys the comforts of gas fired central heating, double glazing and a security door entry system.

Interior viewing is essential to appreciate this ideal starter home which consists of an entrance hall, a comfortably proportioned spacious lounge, a well-equipped kitchen, a bright and spacious double bedroom with a quiet rear aspect. Lastly, there is the centrally located bathroom with an electric shower. Externally there is a shared garden with drying green at the rear of the property and on-street permit parking to the front.

Property Specifications

Layout/Location/Dimensions

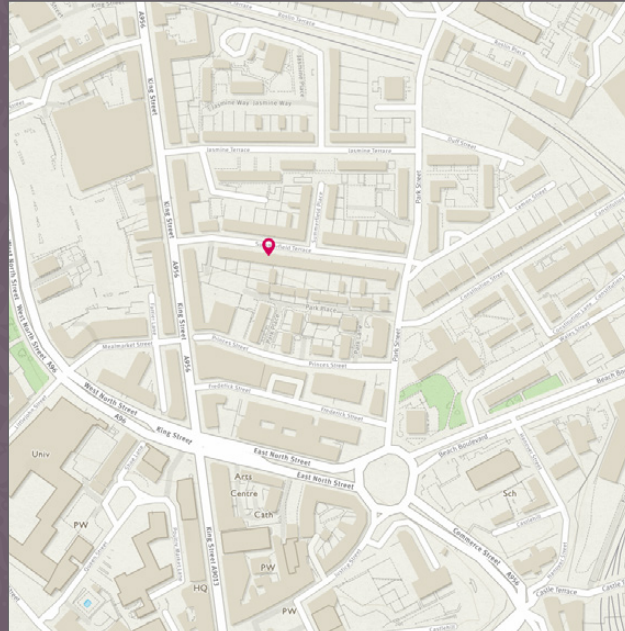
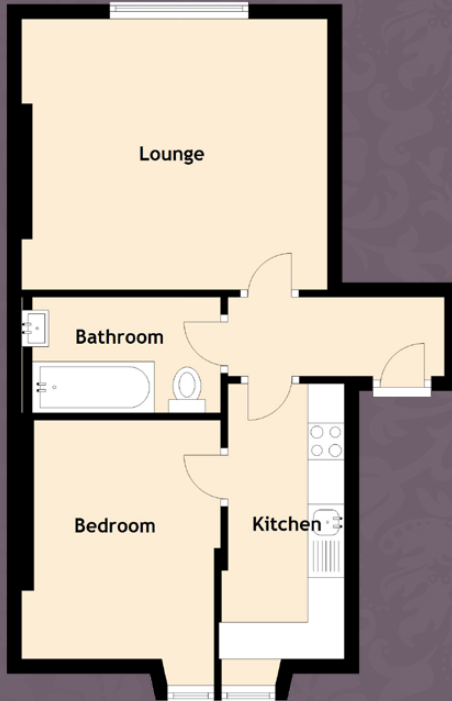


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions (Taken from the widest point)

Lounge	4.18m (13'9") x 3.70m (12'2")
Kitchen	3.76m (12'4") x 1.59m (5'3")
Bedroom	3.26m (10'8") x 2.72m (8'11")
Bathroom	2.72m (8'11") x 1.58m (5'2")

Gross internal floor area (m²)

37m²

EPC Rating

D

Extras (Included in the sale):

Sold inclusive of all carpets, floor coverings, blinds, light fittings and shades together with all white goods.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY MURRAY-PATEL
Surveyor



Layout graphics and design
BEN DAYKIN
Designer