




McEwan Fraser Legal

Solicitors & Estate Agents

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69 Abbey Square

TORRY, ABERDEEN, AB11 9LF



AREA

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69 Abbey Square is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with

facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are

pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast; The city offers excellent Bus and Rail service with National and

International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt the South and beyond and West to the city of Inverness.

69

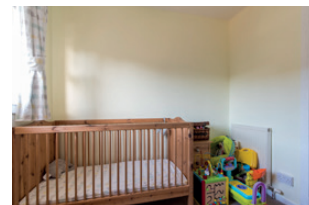
ABBEEY SQUARE

Situated in a popular residential location number 69 Abbey Square is presented to the market in a walk-in condition offering generous sized accommodation, with full double glazing gas central heating and immaculate fresh neutral decor throughout. The current owner has carried out a multitude of fantastic upgrades including a recent kitchen which is now open plan to the dining and family area and a recently fitted modern bathroom. With its central location and minutes from the City Centre, this property would be a superb first-time purchase, would suit a professional couple or a fantastic buy-to-let investment.

The property comprises of an internal hallway leading to all other rooms, generous sized lounge, the family area which is open plan to the dining area with patio doors to the rear garden and leads to the immaculate recently fitted modern kitchen which has a multitude of integrated appliances, with wall and base mounted units with contrasting worktops. A carpeted staircase leads to the first-floor landing where you have three double bedrooms (one has fitted wardrobes) and a recently completed family bathroom with a mains powered thermostatic waterfall shower, over the L-shaped bath.



69 ABBEY SQUARE, TORRY, ABERDEEN, AB11 9LF



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.90m (25'11") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.60m (8'6") x 2.30m (7'7")

Gross internal floor area (m²): 87m²

EPC Rating: C

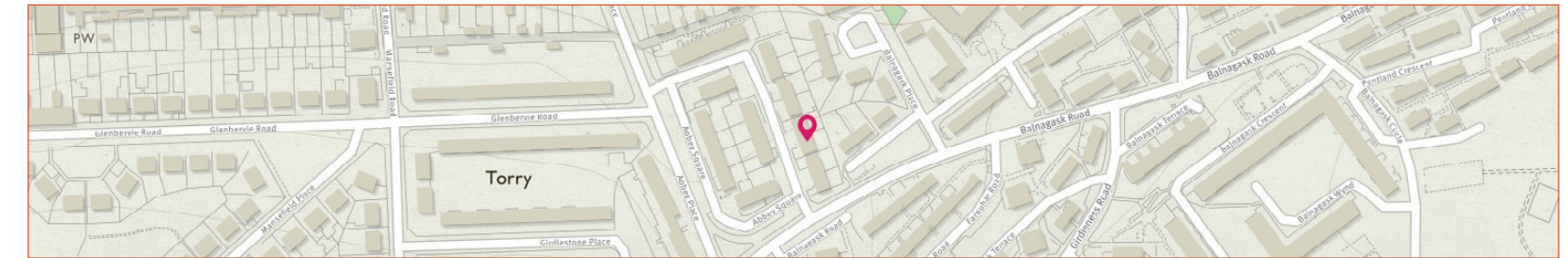
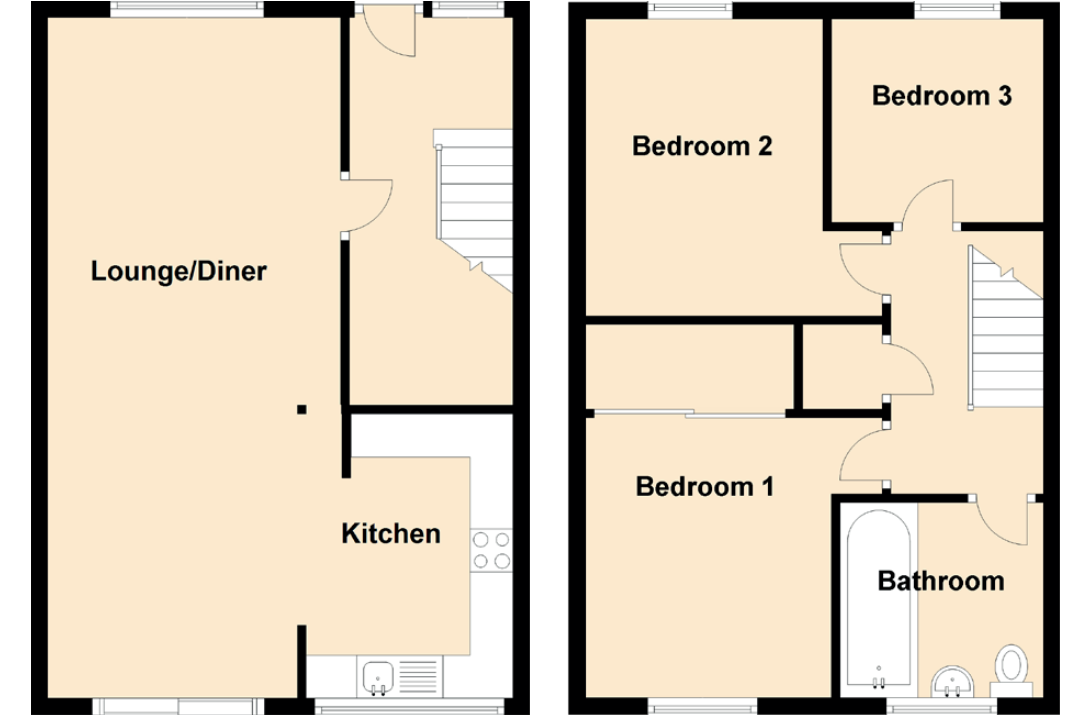


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



To the front of the property the garden is laid to decorative stone chip which provides exclusive off-street parking, The rear garden is laid mostly to lawn with various shrubs and assorted pot plants, fenced on three sides and provides a safe environment for children and pets alike. A small patio area is perfect for outside entertaining and enjoying the sun.

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