




McEwan Fraser Legal

Solicitors & Estate Agents

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A SPACIOUS TWO-BED SELF CONTAINED GROUND FLOOR FLAT CLOSE TO CITY CENTRE

McEwan Fraser Legal is delighted to bring to the market this self-contained, two bedroom, ground floor flat. This is truly a unique property and viewing is highly recommended.

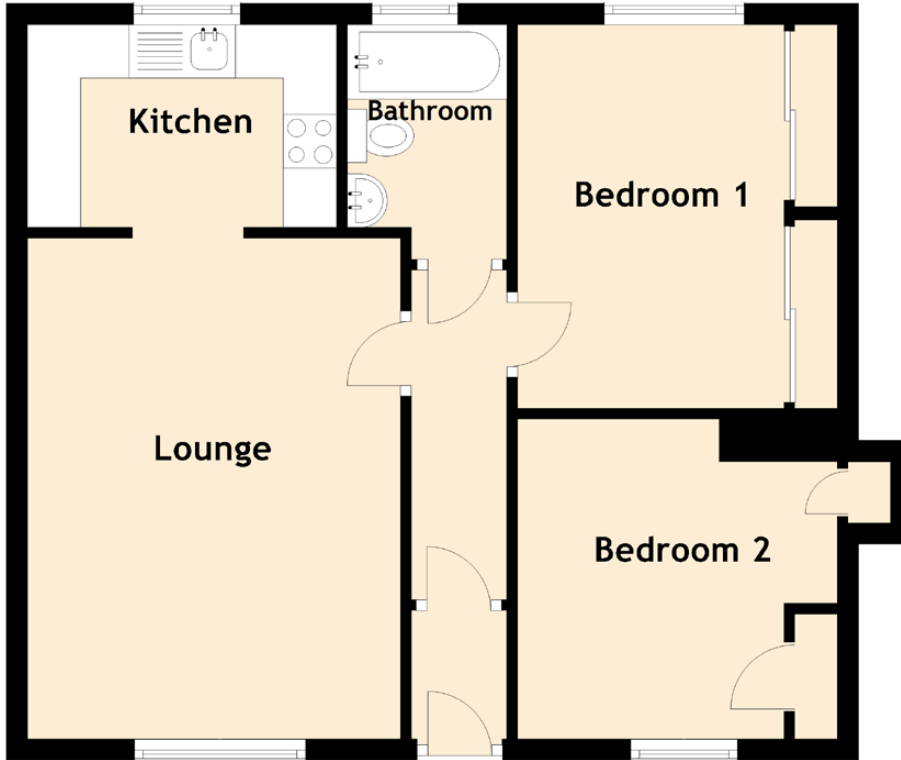
Upon entering the property through the entrance vestibule, the hall provides access to all accommodation this wonderful property has to offer. The spacious south-east lounge complemented by the natural decor provides adequate floor space for a range of furniture styles, with archway connecting to the kitchen, which benefits from an array of wall and base mounted units, with a natural finish. There are two well-proportioned double bedrooms, the master benefits from a triple built-in wardrobe with mirrored sliding doors, which provides more than enough rail and shelving options. The second bedroom also benefits from a deep

single cupboard providing additional storage. Completing the internals of this wonderful property is the tranquil bathroom, finished with a white three-piece suite, MIRA shower over bath, heated towel rail, and spotlights.

Externally is a large driveway to the front allowing off street parking, wooden shed and low maintenance garden with surround hedge and pathway leading to the rear where you have an area of exclusive garden with metal boundary fence, lovely potted plants and shared drying green.

A self-contained basement is another significant advantage to this property, offering the possibility of a multitude of uses and potentially add more accommodation to this already balanced property.





Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.00m (6'7")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	3.90m (12'10") x 3.80m (12'5")
Bathroom	3.70m (12'2") x 1.80m (5'11")

Gross internal floor area (m²): 55m² | EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, light fixtures and fittings, blinds, curtains, tumble dryer, chest freezer located within the basement. The fridge/freezer, cooker, sofas and pooffe are also available by separate negation.

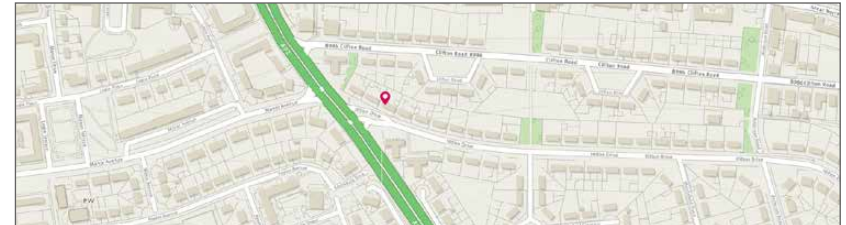


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