



**McEwan Fraser Legal**

Solicitors & Estate Agents

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12 Margaret Place

ABERDEEN, AB10 7GB



THE LOCATION

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Located in a popular residential area, minutes from Aberdeen city centre with public transport links readily available, the main arterial routes are close by making all the industrial areas north and south of the city easily accessible. Aberdeen Hospital Complex at Foresterhill and Robert Gordon University are both easily accessible and a short distance from the property.

The local area is well served by specialist and local convenience shops and minutes from the major retail park at Garthdee. Union Street and the city centre are within walking distance providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The city further offers excellent bus and rail service, 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 west to the city of Inverness.

12 MARGARET PLACE

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12 Margaret Place is a two-bedroom top floor apartment, part of a modern development situated in a desirable quiet location and presented to the market in a walk-in condition. Offering generous sized accommodation which has been decorated in a neutral tone, the property further benefits from full double glazing and gas central heating throughout. Protected by a security entry system, leading to the entrance hall and well kept communal stairway. Maintained by the way of a Factoring Agent who is responsible for the upkeep of all communal areas internally and externally. This is a must-view property and with its fantastic location would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

The property comprises of an entrance hall with large built-in cupboard, a bright and spacious lounge, and a dining kitchen with a multitude of wall and base mounted units and contrasting worktops with a range of appliances. There are two double bedrooms, both of which have built-in wardrobes. A centrally located three-piece bathroom with power shower over the bath completes the accommodation. There are also further storage cupboards throughout the property including a large loft.

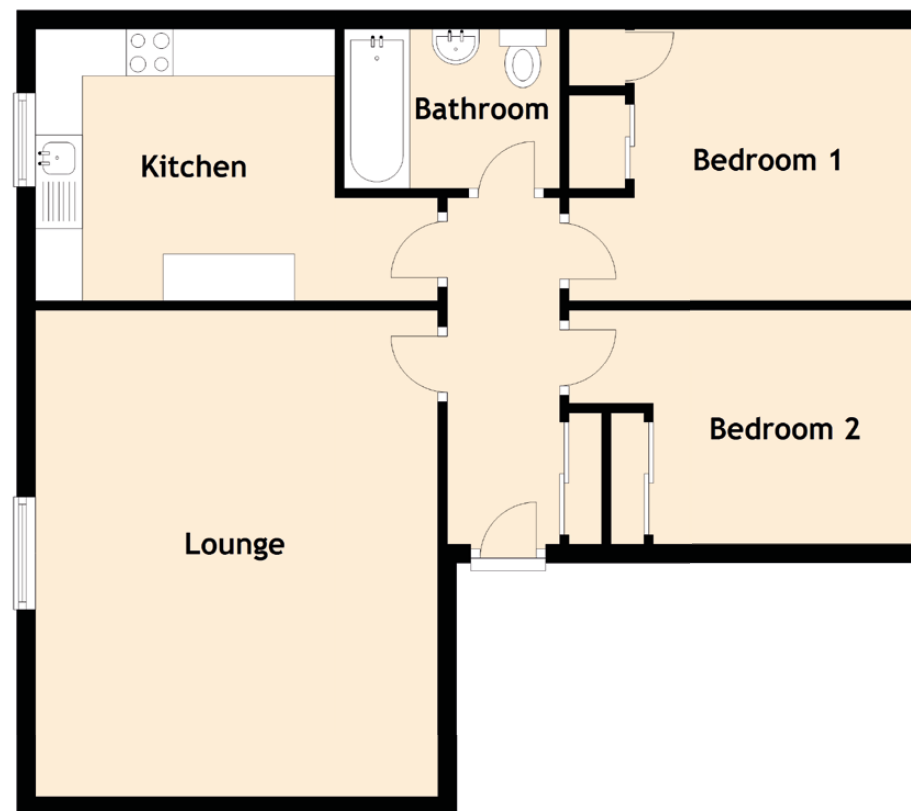
Externally the property benefits from allocated private parking in the resident's carpark.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	4.30m (14'1") x 2.90m (9'6")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²): 65m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades. All additional soft furnishings and electrical items are by separate negotiation.

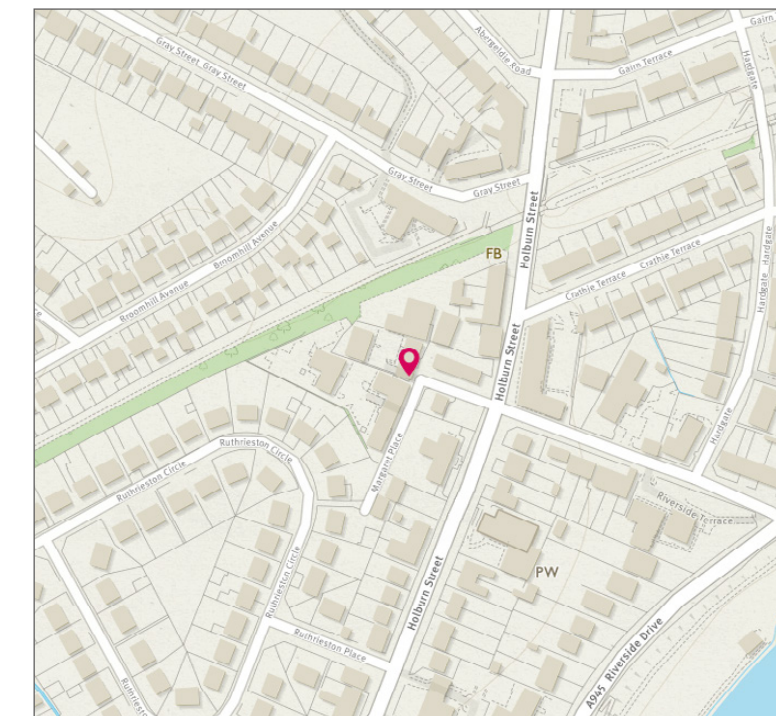


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**Part
 Exchange
 Available**

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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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