


McEwan Fraser Legal

Solicitors & Estate Agents

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35 Millbank Lane

ABERDEEN, AB25 3YG

Aberdeen



Millbank Lane is located just off George Street, in a sought after modern development and minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational

facilities. The property is well served with local shops and public transport facilities, with all major arterial routes being easily accessible and there for ideally located for both the student and the professional employee with both, Aberdeen University and Robert Gordon University located a short distance

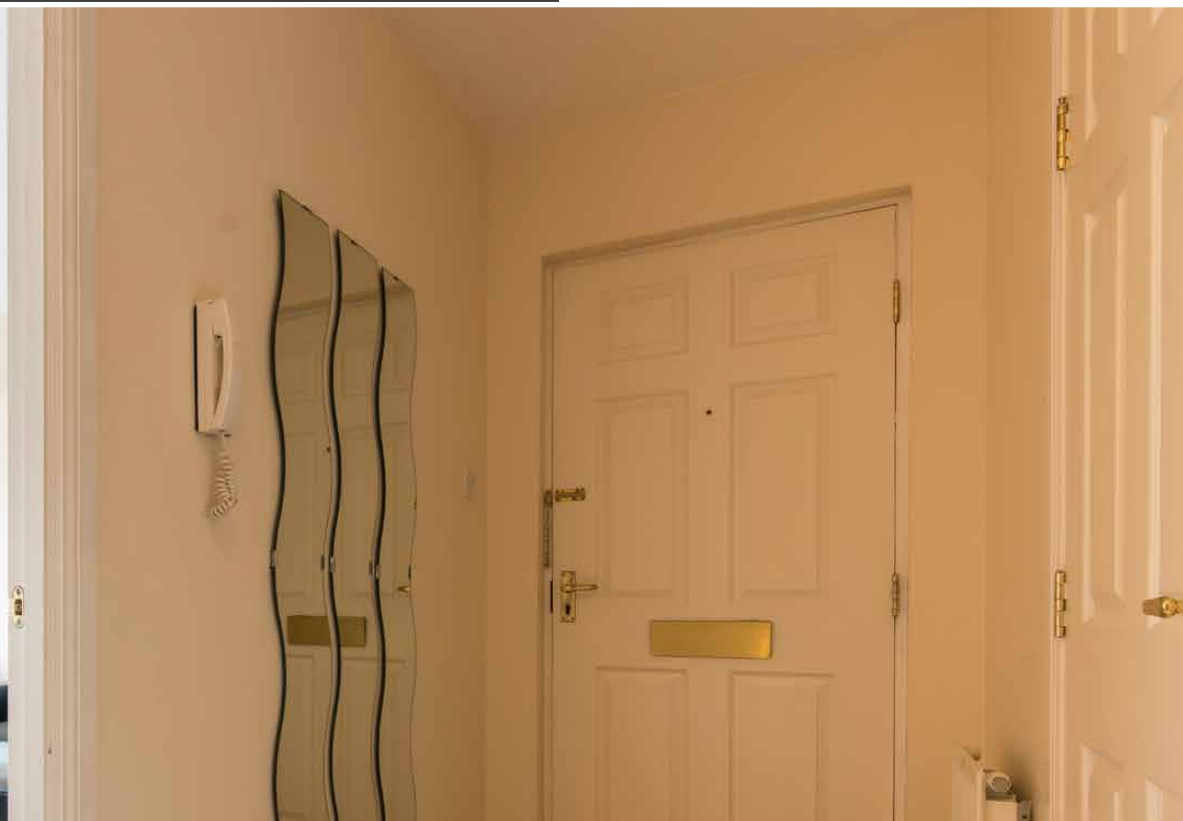
and in addition, The Royal Cornhill and Woolman Hill Hospitals are equally as close. This truly is an ideally located property and a must view to appreciate all that is on offer.

The city of Aberdeen offers further 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 beyond, and West to the city of Inverness.



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This top floor flat is presented to the market in an immaculate walk-in condition. Maintained to an impeccable standard and benefiting from double glazing and gas central heating with a fresh neutral decor throughout. The property is protected by a security entry system leading the impressive

bright and well kept communal stairway. With its fantastic central location, this property would be a superb first-time purchase, would suit a professional couple or a fantastic buy-to-let investment.

Internally, the accommodation

comprises of a hallway providing access to the spacious lounge, modern dining kitchen which has been fitted with a range of wall and base units and free standing appliances, two large double bedrooms with fitted wardrobes, and a generously sized three-piece bathroom with electric

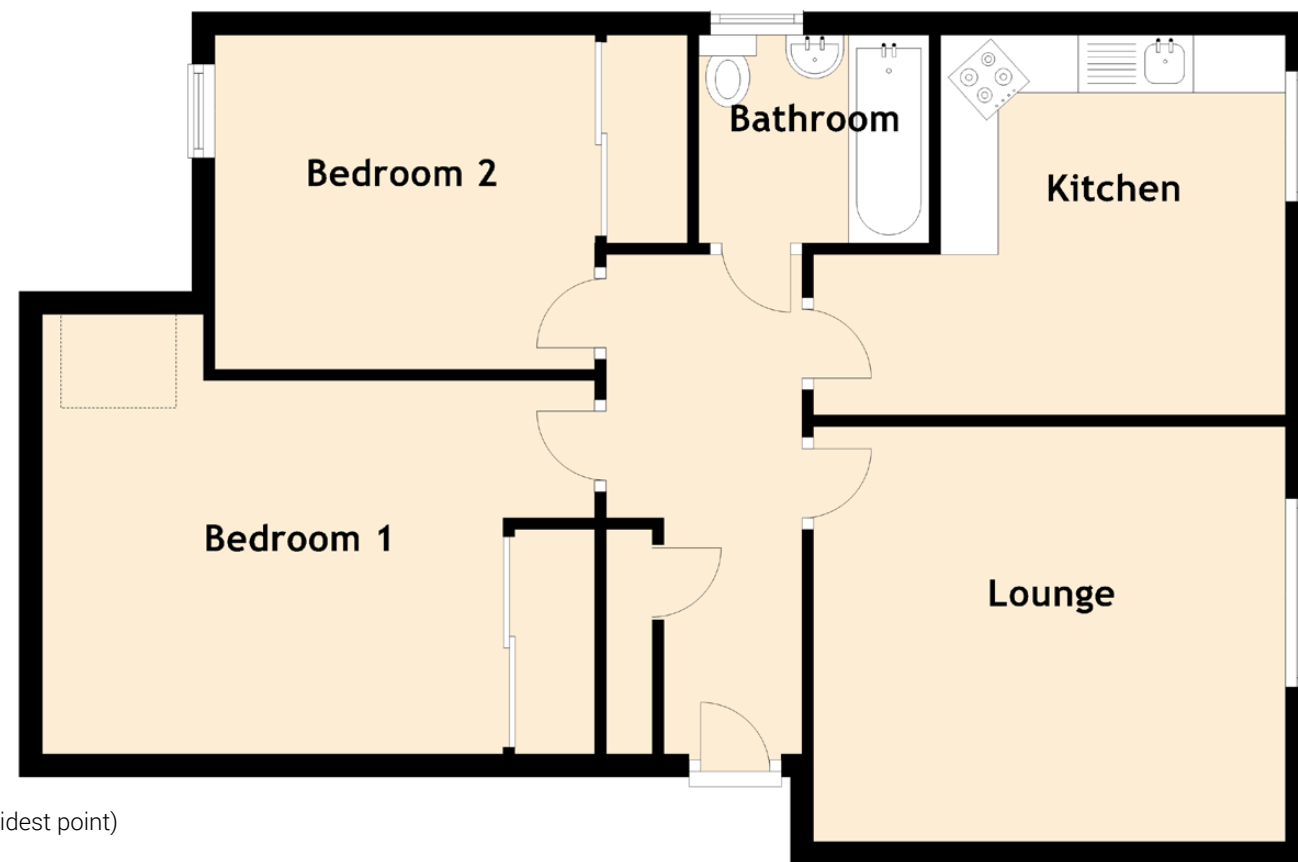
power shower over the bath. There are also ample storage cupboards throughout the property.

Private car parking with nominated parking space and visitor parking, all communal areas and entrance hallways are maintained through a factor.





Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	4.10m (13'5") x 3.30m (10'10")
Bedroom 1	4.80m (15'9") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 66m² | EPC Rating: C

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

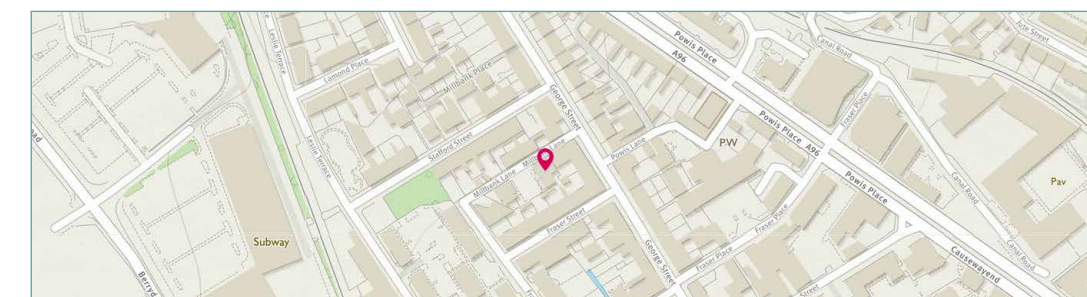
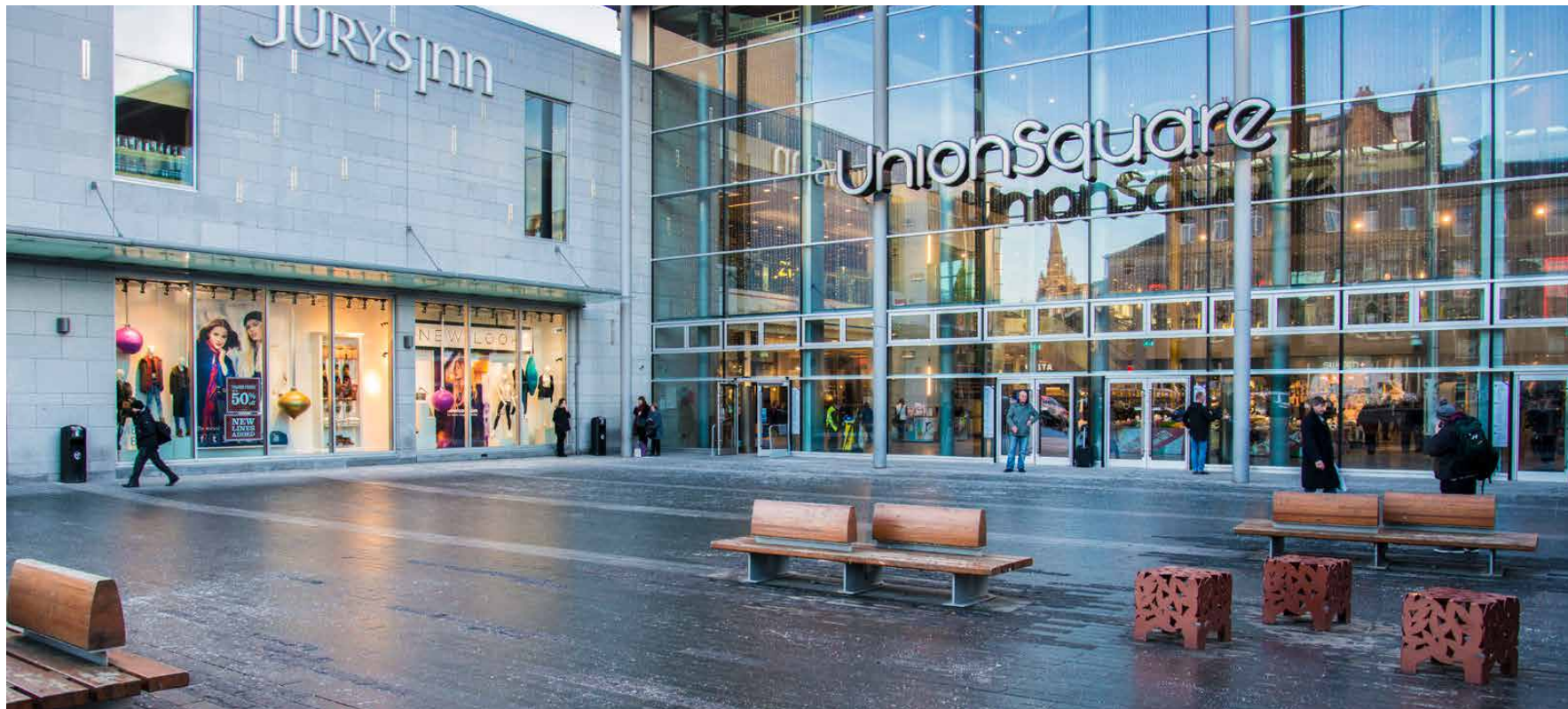


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