




McEwan Fraser Legal
Solicitors & Estate Agents
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49 Anderson Drive

ABERDEEN, AB15 4ST

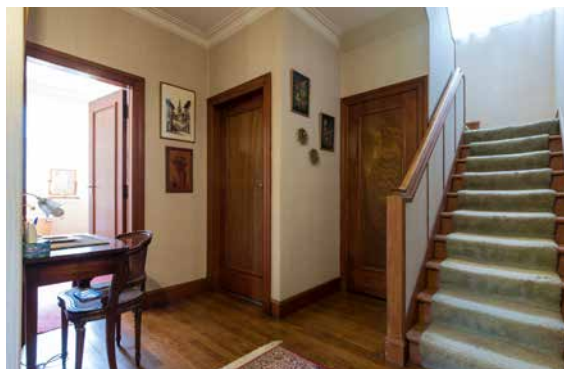


49 ANDERSON DRIVE

ABERDEEN. AB15 4ST

McEwan Fraser Legal are delighted to offer for sale this spacious traditional granite stone & slate built property located in a most desirable location in Aberdeen's West End, a prestigious residential area and a fantastic catchment area for some exceptional and highly regarded primary and secondary schools and within the vicinity of an excellent range of private schools, colleges and Universities. Locally there are great public transport facilities and a range of local amenities, hotels and restaurants.

The businesses within the Queen's Cross and the Albyn areas are within walking distance. The property is also ideally situated for the main Aberdeen ring road and the main arterial route which provides easy commuting to both the North and South and all business areas of Aberdeen.



49 Anderson Drive is a 3/4 bedroom detached property offering versatile and spacious living accommodation over two levels. The property offers huge potential for extending and reconfiguring, is undoubtedly in walk-in condition but requiring slight modernisation and upgrading. It has been maintained regardless of cost throughout the previous owner's tenure, with a wealth of superior fixtures and fittings and further benefits from full UPVC double glazing, gas central heating and an alarm system. Quite simply, in this location, it is a must view property; you will not be disappointed.

The property comprises of a vestibule leading to the spacious hallway that allows access to all areas of the ground floor with stairs to the first floor. There are two bright, spacious principal rooms to the front of the property, both having bay windows. They are currently being used as the master bedroom and the formal dining room, the latter having a working fireplace. There is a large lounge to the rear of the property with a working fireplace and a bay picture window offering views of the stunning rear garden.



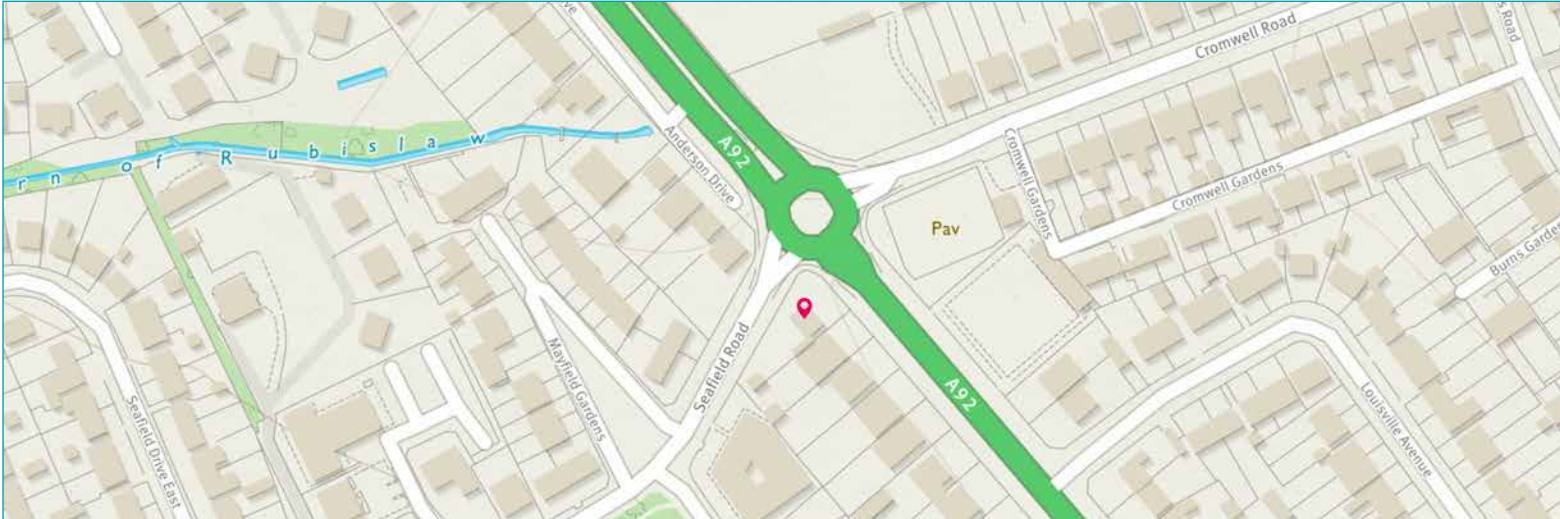
A further sitting room with a dining area allows access to the kitchen fitted with a good range of wall and base mounted units, appliances, and access door to the rear garden. Adjacent to the kitchen and accessed from the rear garden is the utility/washroom. A centrally located three-piece family bathroom completes the ground floor accommodation.



A carpeted staircase leads to the first-floor landing giving access to two generous double bedrooms and a study which could be used as a smaller bedroom. A useful toilet with hand wash facility completes the first floor.



The gardens occupy a large corner plot which is private, with a large perimeter wall and which are securely gated at the front and side of the property. The front and side gardens are laid mainly to lawn with borders that are well stocked with mature trees, shrubs and plants. The extensive rear garden with central lawn area has intertwining paths laid to decorative stone chip and benefits from borders of mature trees, shrubs, plants and seasonal flowerbeds that are awash with colour throughout the year. Two adjacent garages that are easily accessed from Seafield Road with a loc- bloc driveway with double gates allows secure off-street parking.



Approximate Dimensions (Taken from the widest point)	
Lounge	5.60m (18'4") x 4.20m (13'9")
Dining Room	4.30m (14'1") x 4.20m (13'9")
Sitting Room	4.20m (13'9") x 2.80m (9'2")
Kitchen	4.20m (13'9") x 2.10m (6'11")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bathroom	2.80m (9'2") x 1.60m (5'3")
Bedroom 2	5.10m (16'9") x 3.29m (10'10")
Bedroom 3	4.40m (14'5") x 3.10m (10'2")
Bedroom 4	3.50m (11'6") x 3.30m (10'10")
WC	2.30m (7'7") x 1.20m (3'11")

Gross internal floor area (m²): 152m²
EPC Rating: D



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