

# 58 Links View

LINKSFIELD ROAD, ABERDEEN, AB24 5RG



*TWO-BEDROOM FLAT INTRODUCED TO THE  
MARKET IN WALK-IN CONDITION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





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McEwan Fraser Legal is delighted to present 58 Links View, a quality two-bedroom first floor flat introduced to the market in walk-in condition (available now). The property has fresh decoration throughout in clean, neutral colours. The property has secure private parking with an individually named parking slot plus slots for several visitors.

The property comprises an internal hallway with a storage cupboard that leads to all rooms. A well-proportioned airy lounge, a modern fitted Kitchen: featuring ceramic hob, NEFF double oven, stand-alone fridge freezer, washing machine and ample cupboard and storage space. There is a convenient dining space too. Two double bedrooms with storage and a good-sized bathroom with double shower, splash-back walls, tiled floor and partial-tiled suite. The property benefits from electric storage radiators and double glazing throughout with laminate flooring in the kitchen and carpets in the remainder of the apartment.

With its walk-in condition and excellent location, this property would be a superb first-time purchase. It would suit a professional couple, student, or a fantastic buy-to-let investment. To appreciate the quality and location of the apartment, I recommend viewing it first hand.

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## 58 Links View







**Bedroom 1**

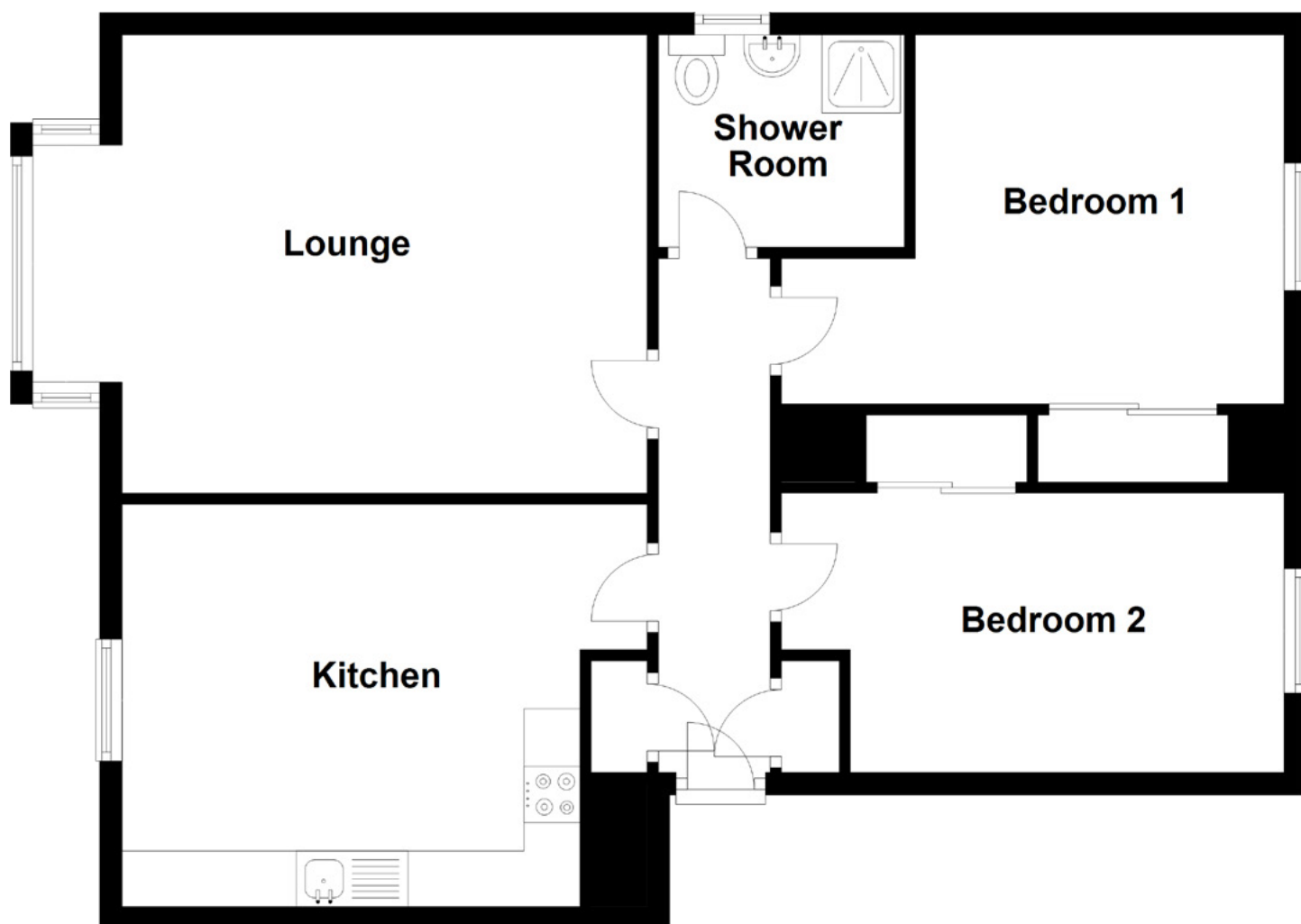




**Bedroom 2**







#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.10m (13'5")
Kitchen	4.70m (15'5") x 3.60m (11'10")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
Bedroom 2	4.50m (14'9") x 2.50m (8'2")
Shower Room	2.20m (7'3") x 1.90m (6'3")

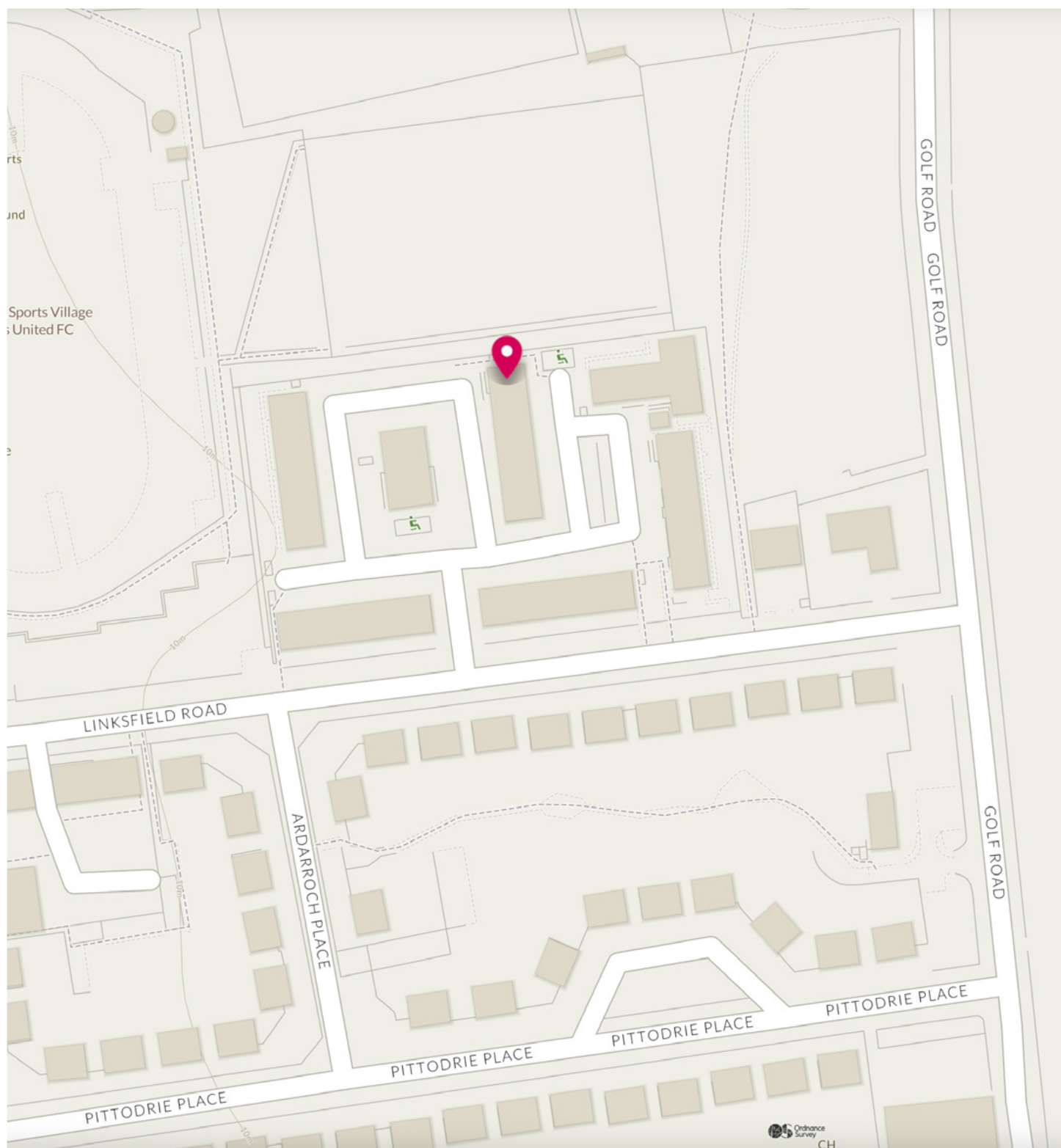
Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C



58 Links View is situated to the north of central Aberdeen. You are just a few minutes' from Pittodrie Football Stadium, Aberdeen Sports Village and Kings Link Golf Course. Aberdeen is a vibrant modern city full of life. The city has many historical buildings with their granite grey stone architecture, so Aberdeen is also known as the "Granite City." The town provides all the amenities one would expect with modern-day living, including various pubs, clubs, restaurants, and superb educational and recreational facilities. The property is well served with local shops and excellent local public transport facilities. The central transport hub of Aberdeen operates from the Union Square shopping mall, where a comprehensive bus and rail network is available. National and international flights are from Dyce Airport. Within easy reach of Aberdeen, you have easy access to the Cairngorm National Park and Royal Deeside.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
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