

Flat B, 111 Menzies Rd

TORRY, ABERDEEN, ABERDEENSHIRE, AB11 9AL



Immaculate walk-in condition, vacant and available for immediate occupation



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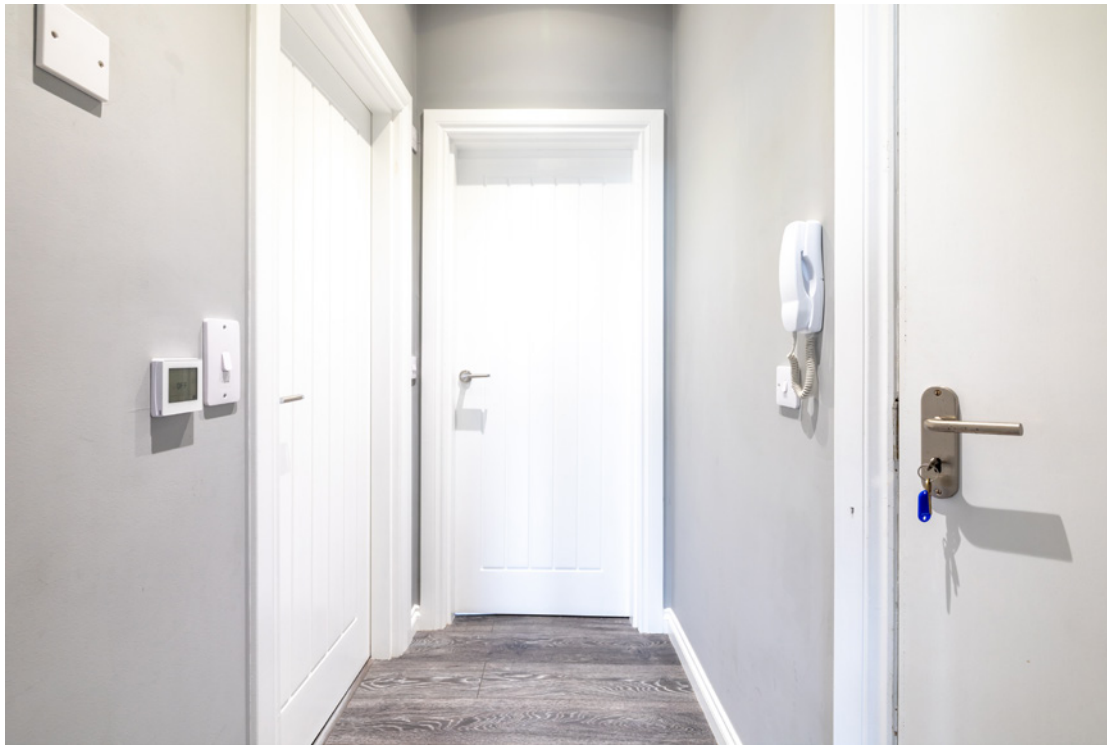
McEwan Fraser Legal is delighted to present this one-bedroom ground floor left flat. Set on Menzies Road (with a view across the River Dee) and within 15 minutes (0.8 miles) walking distance of Aberdeen City Centre, the property is in immaculate walk-in condition, vacant and available for immediate occupation. The property benefits from uPVC double glazing, ceiling-mounted infrared panel heaters, and a fully compliant linked fire alarm system.

THE LOUNGE/KITCHEN



The accommodation comprises a small entrance hall, sizeable welcoming lounge/kitchen, modern fully fitted u-shaped kitchen with a Logik ceramic hob, electric oven, washing machine, fridge/freezer and dishwasher.





There is also a medium-sized double bedroom (with lovely garden view) and modern, spacious shower room with thermostatic shower.

The apartment is arguably one of the highest quality upgrades in Torry, perfect for first-time buyers or to increase your buy to let portfolio.

THE BATHROOM



THE BEDROOM

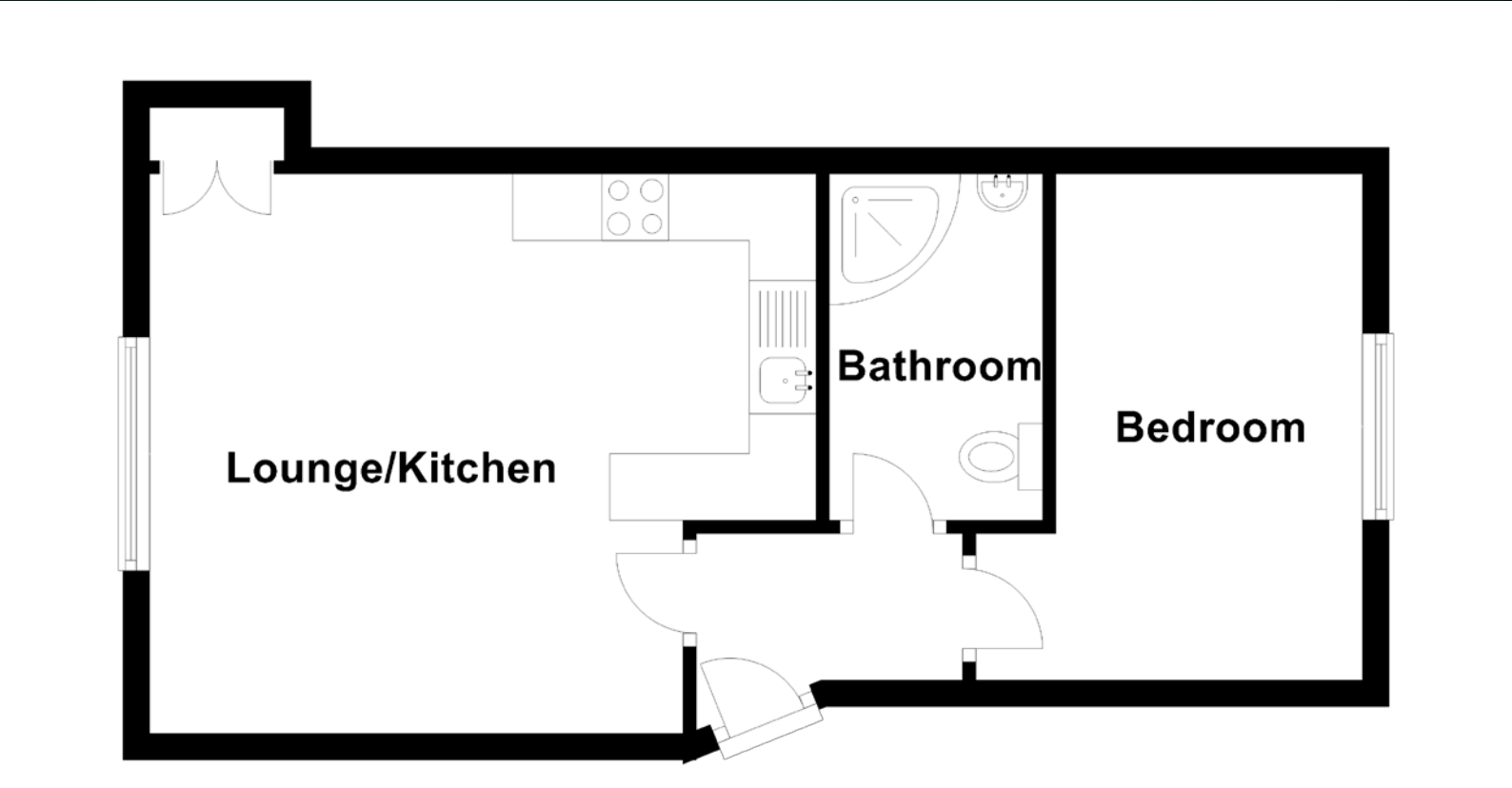


Externally is a superb stone-walled shared garden. The property includes all fixtures and fittings; white goods by negotiation. There is a bus stop outside the flat heading south up Wellington Road, as well as Grampian Place bus stop, 2 minutes from the flat, for City Centre travel; viewing is essential to appreciate the quality, value and location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen
Bathroom

5.00m (16'5") x 4.20m (13'9")
2.60m (8'6") x 1.60m (5'3")

Bedroom

3.80m (12'6") x 2.90m (9'6")

Gross internal floor area (m²): 39m²
EPC Rating: E

THE LOCATION

Flat B, 111 Menzies Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. There is a good selection of primary schools and secondary education.





A wide range of shops are available locally; there is an active social/recreational life with facilities ranging from a swimming pool, community centre and golf courses. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day living, including great local shopping. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities, all within easy reach and a multitude of activities for the outdoor enthusiast; The city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport. The East Coast Rail network operates from Aberdeen, providing a link to the central belt, the South and beyond and North West to the city of Inverness.



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Part
Exchange
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