

# 70A Grampian Road

GROUND FLOOR LEFT, ABERDEEN, AB11 8EA



*Two-bedroom ground floor dwelling presented to the market in an upgraded walk-in condition*



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McEwan Fraser Legal is delighted to present 70A Grampian Road. A two-bedroom ground floor dwelling presented to the market in an upgraded walk-in condition available for immediate possession. It offers generous modernised accommodation, double glazing and gas central heating (Worcester Combi - recently serviced).

# THE LOUNGE



The property comprises an internal hallway (laminated floored) leading to all other rooms. The well-proportioned lounge has laminate flooring with plenty of space for a dining table.

# THE KITCHEN



The kitchen, which is fresh and modern, features a gas hob, electric oven, extractor hood, dishwasher and a standalone fridge freezer with superb cupboard storage.







There are two double bedrooms, one with a fitted Cupboard, the other with space for free-standing furniture. A bathroom with a shower over a bath and splashback walls complete the accommodation. Additionally, there is Hive controlled heating, a shared ground floor storage cupboard located adjacent to the back door, a separate private outdoor storage cupboard and a large shared garden. Walls were cavity insulated within the last five years, and a compliant linked smoke alarm system.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





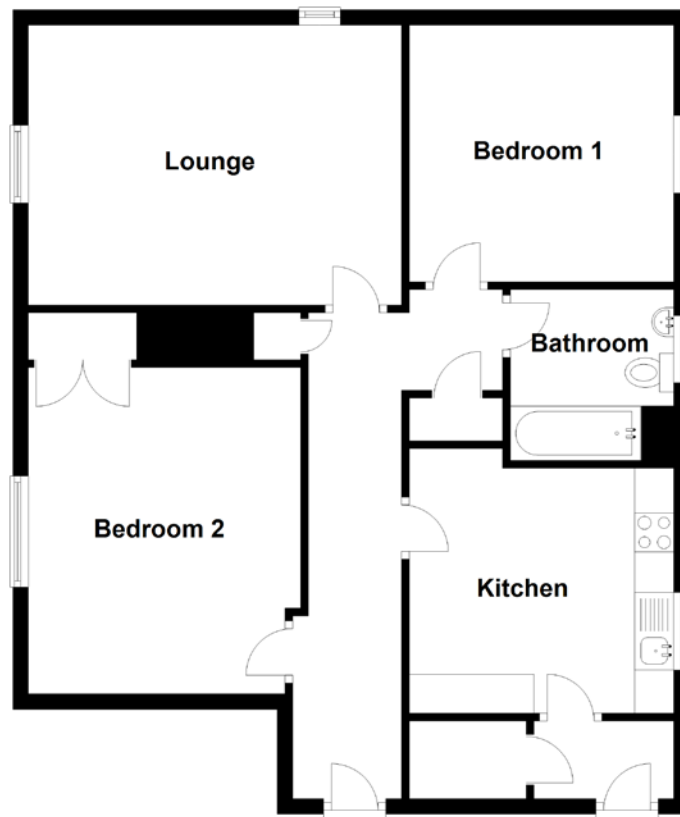
This property would be a superb first-time purchase within a quiet location at the end of Grampian Road, only 20 mins walk from Union Square Shopping. Viewing is necessary to appreciate the quality, condition and location. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

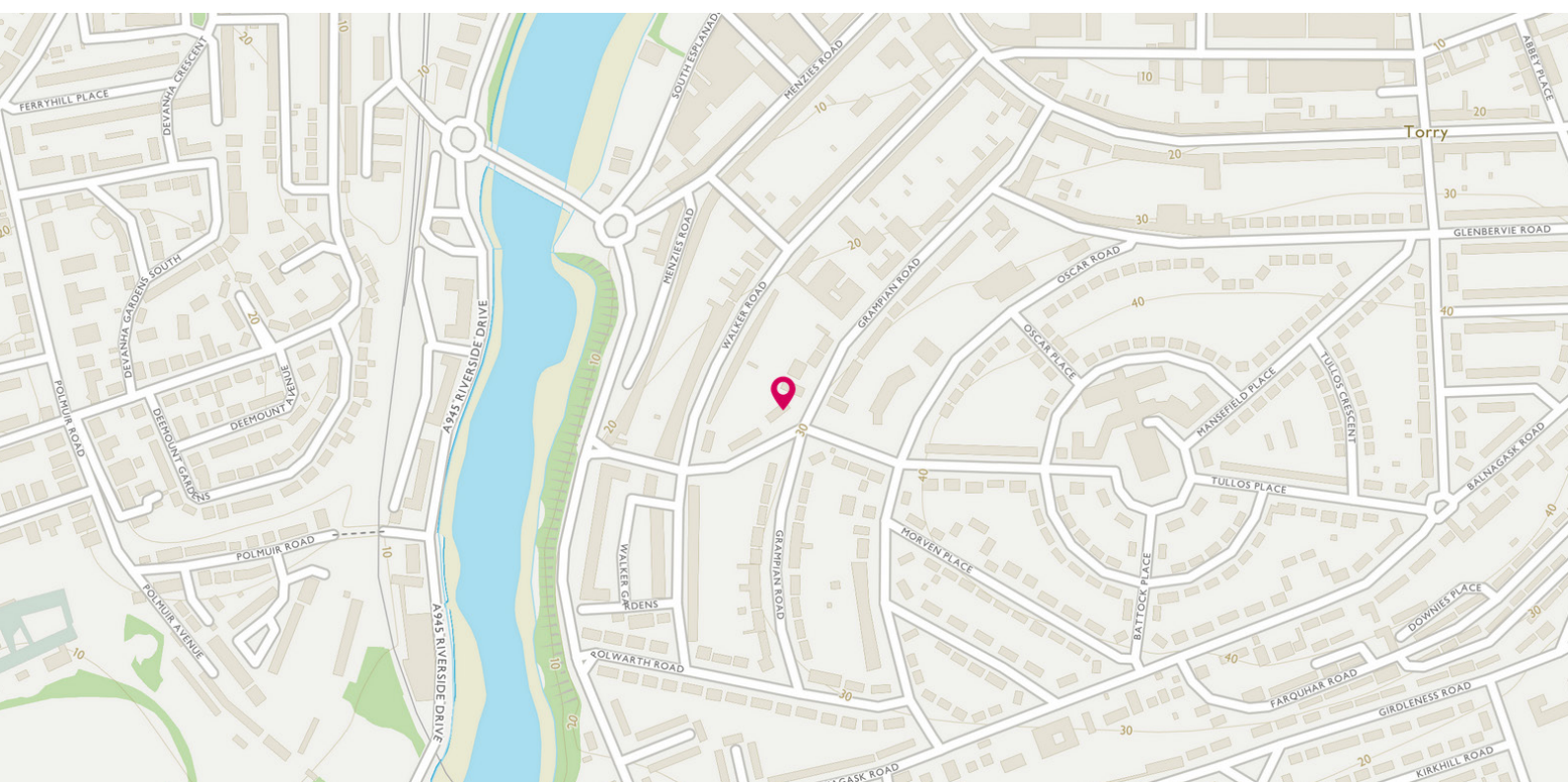


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 3.40m (11'2")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")

Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bathroom	2.20m (7'3") x 2.10m (6'11")

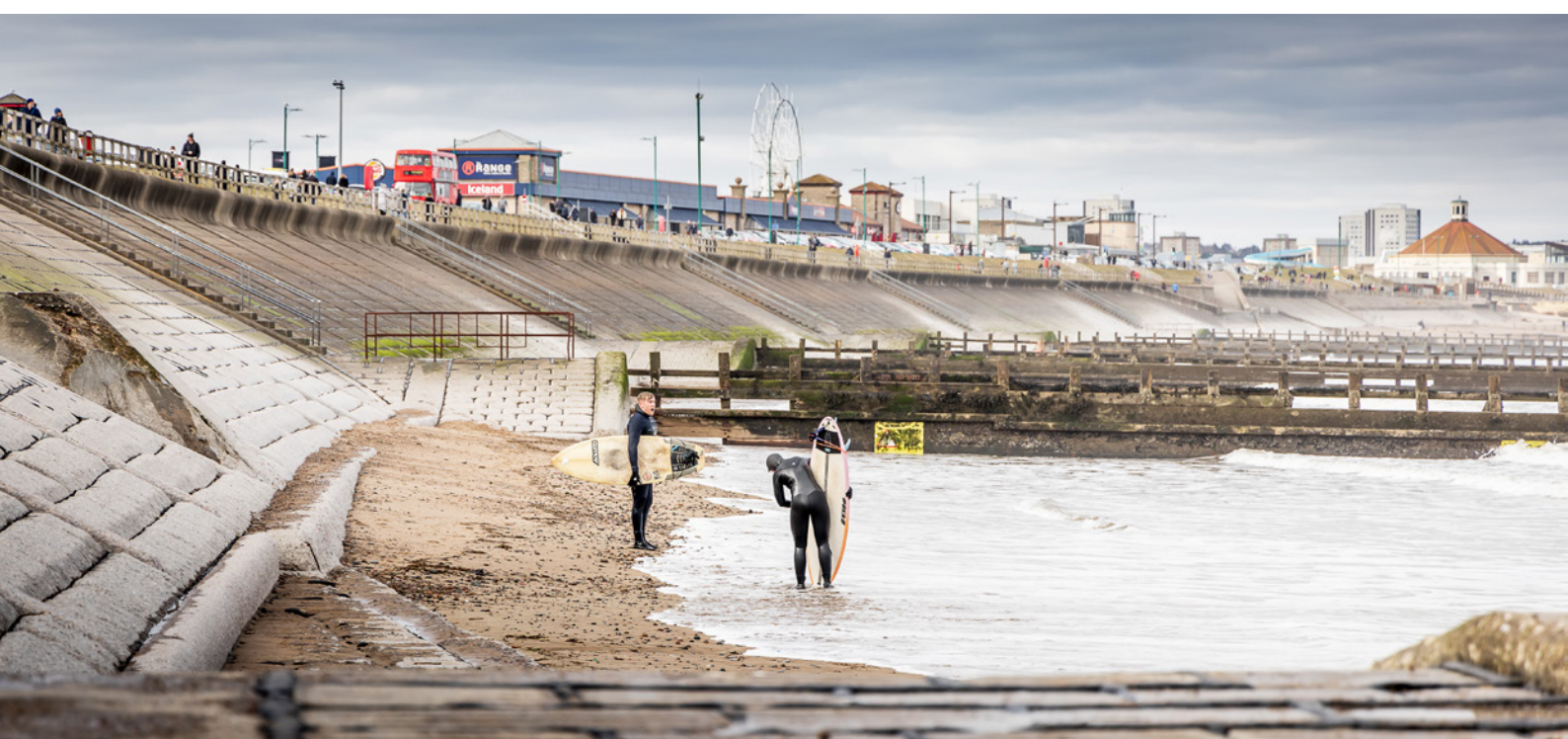
Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Grampian 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.

**McEwan Fraser Legal**

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