

Self contained two bedroomed first floor flat

Desirable location minutes from city centre

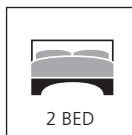


Block 4/5

Nigg Kirk Road, Nigg, Aberdeen, AB12 3DF



Scan Here!



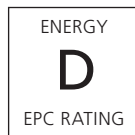
2 BED



1 BATH



RESIDENTIAL



ENERGY

D

EPC RATING



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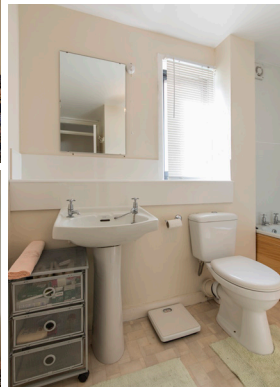
Nigg Kirk Road is situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. With its sought after location you are just a few minutes from heart of Aberdeen city centre, providing all the amenities one would expect with modern day city living, including a verity of pubs, clubs restaurants and superb educational and recreational facilities. The property and area are well served with local shops and great local public transport facilities.

With the city offering further excellent bus & rail service and with national & 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. The property is also ideally located for the professional employee with Tullos industrial area and several oil related offices a short walk from the property, Shell Oil main office being just opposite.

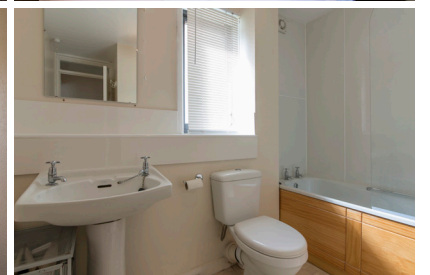
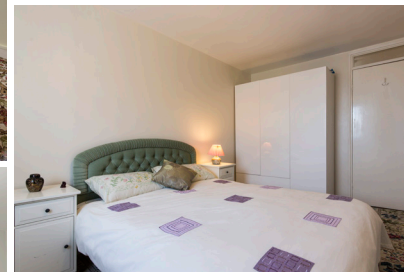
Forming part of the sought after Nigg Kirk residential area a fantastic opportunity to purchase a exceptionally spacious two bedroomed 1st floor flat although in walk in condition the property requires some modernisation. This spacious well presented property has been maintain to a high standard and is decorated in a fresh neutral décor throughout.

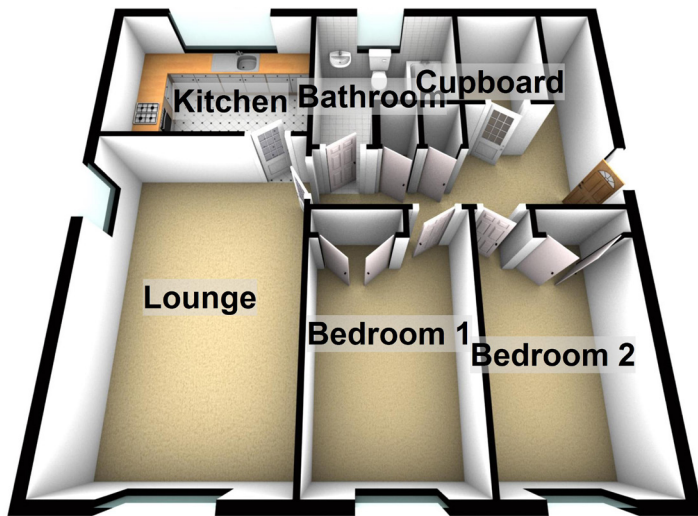
The property is protected by a coded entry system leading to the entrance hall and the impressive bright and well

kept communal stairway. Offering bright, generous sized accommodation, with full UPVC double glazing and electrical storage heating throughout, with its fantastic location this property would suite a professional couple or a fantastic buy-to-let investment. Communal hallway, entrance hall leading to all further accommodation, large lounge, kitchen dining, 2 double bedrooms one of which has fitted wardrobes, large bathroom with electric power shower in addition there are several over sized cupboards. On the landing you have a large walk in storage cupboard for sole use of this property.



“...ample car parking for residents and visitors, communal garden with drying area...”





APPROXIMATE DIMENSIONS

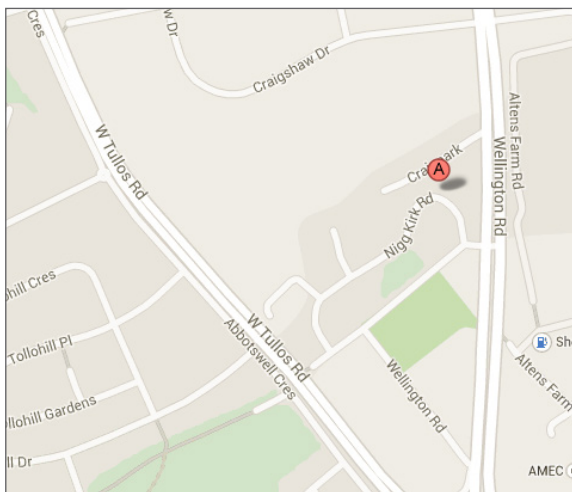
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Bedroom 1	4.30m (14'1") x 2.60m (8'6")
Bedroom 2	4.30m (14'1") x 2.50m (8'2")
Bathroom	2.60m (8'6") x 2.51m (8'3")

EXTRAS

(Included in the sale)

The property will be sold inclusive of all floor coverings, blinds curtains and light fittings. All further electrical and soft furnishings are available by separate negotiation.



McEwan Fraser Legal

Solicitors & Estate Agents

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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLEN
Designer