



Second Floor Flat 25 Craig Park

NIGG, ABERDEEN, AB12 3BD

25 Craig Park 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 the 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 is situated within minutes of all the attractions of Aberdeen city centre and also only a short distance from the retail park at Garthdee, RGU and the lovely walks along the River Dee. There is a regular public bus service for travel to the wider city. 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 Craig Park residential area a fantastic opportunity to purchase an exceptionally spacious two bedroomed Second Floor Flat.

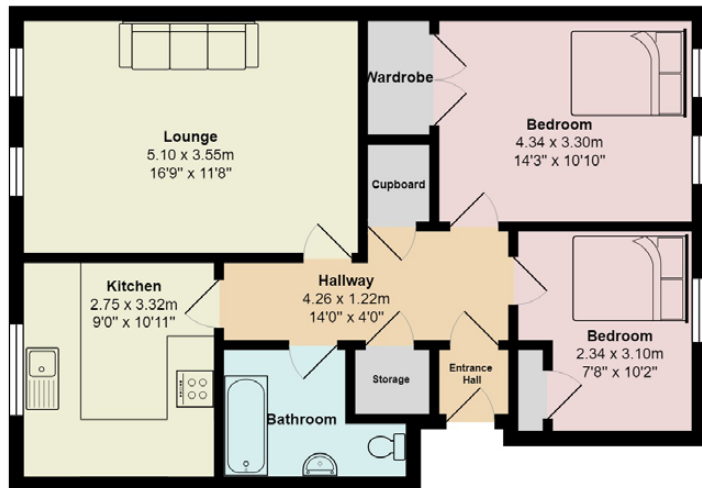
Presented to the market in a walk in condition and offering bright generous sized accommodation and lovely private views. Decorated in fresh neutral décor throughout with double glazing and electric storage heating. The property is protected by a coded entry system leading to the entrance hall and the bright and well kept communal stairway. With its fantastic location, this property would suit a professional couple, a first-time buyer, or a fantastic buy to let investment.

Property Comprises: Communal hallway, entrance hall leading to all further accommodation, large lounge, kitchen dining, double bedrooms both of which have fitted wardrobes, large bathroom with electric power shower, in addition, there are several oversized cupboards and a private single garage.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

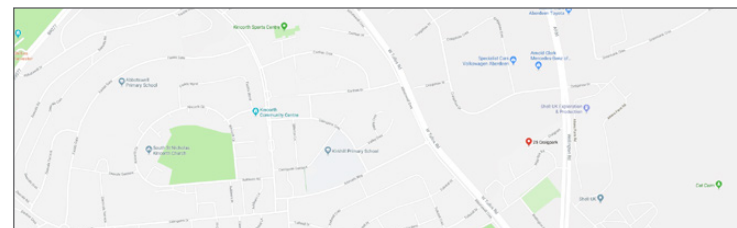


Approximate Dimensions (Taken from the widest point)

Living Room	5.10m (16'9") x 3.55m (11'8")
Kitchen	2.75m (9'0") x 3.32m (10'11")
Bedroom 1	4.34m (14'3") x 3.30m (10'10")
Bedroom 2	2.34m (7'8") x 3.10m (10'2")
Bathroom	2.77m (9'1") x 2.00m (6'7")

Extras Included in the sale: All light fittings, floor fittings, curtains and blinds.

Gross internal floor area (m2) : 66m² // **EPC Rating :** D



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY MURRAY-PATEL
Surveyor



Layout graphics and design
HAYLEY MATEAR
Designer

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