




McEwan Fraser Legal
Solicitors & Estate Agents
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3D Printfield Terrace

ABERDEEN, AB24 4AL



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Printfield Terrace, Woodside 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 variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb

educational and recreational facilities. The property and area are well served by 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, and West to the city of Inverness.

The property is also ideally located for both the student and the professional employee with Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.

Located in a popular residential area of

Aberdeen is this exceptionally spacious three bedroom property. 3D Printfield would be the ideal purchase for either a first-time buyer or a buy to let investor, Applying for an HMO Licence (House of Multiple Occupancy) would create a great return for the potential investor.

The property comprises of three extremely spacious double bedrooms,

all of which would comfortably fit a double bed and free standing furniture. The kitchen would benefit from a cosmetic upgrade, however, all is in working condition and has the benefit of a balcony which has been enclosed to provide an extra storage room or a utility space. The living room is bright and spacious and has a unique stone wall feature. To finish the accommodation the

bathroom is complete with a two piece suite and a bath with electric shower overhead. On-street parking is available immediately to the front of the property. The rear garden is immaculately maintained laid mostly to lawn with borders containing various seasonal flowers and shrubs. A well maintained communal drying area completes the gardens.

Specifications

Floor Plan



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	3.22m (10'7") x 3.10m (10'2")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
Bedroom 2	4.12m (13'6") x 3.90m (12'10")
Bedroom 3	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.17m (7'1") x 1.80m (5'11")

Gross internal floor area (m2) : 80 m2 // EPC Rating : D

Extras (Included in the sale)

All light fittings, floor fitting, curtains and blinds are to included in the sale.

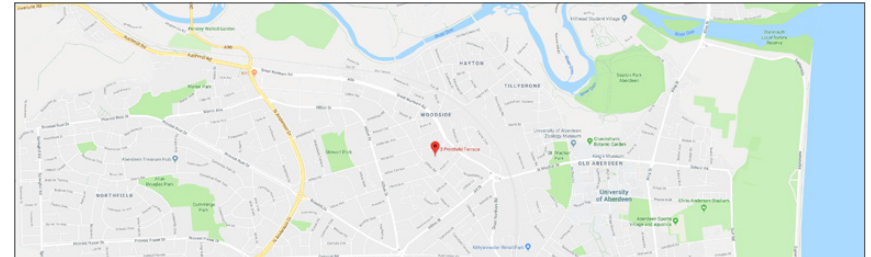


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