



**McEwan Fraser Legal**

Solicitors & Estate Agents

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18 Boyd Orr Avenue

CRAIGHILL, ABERDEEN, AB12 5RG

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18 Boyd Orr Avenue lies to the south of the city, close to The Bridge of Dee with great access to a main arterial route, making the city centre and all business centres to the north and south of the city readily accessible. Local shops and amenities are close at hand and nursery, primary and secondary education are catered for in the area. The shopping complex at Bridge of Dee is close by, as are lovely walks along the River Dee and Kincorth Hill Nature Reserve.

The city centre is approximately three miles to the north and is easily commutable and is well served by regular local transport making it particularly convenient for those commuting to the commercial areas of the city. Aberdeen city provides all that one would expect from modern-day city living, including a multitude of shopping malls, local shops,

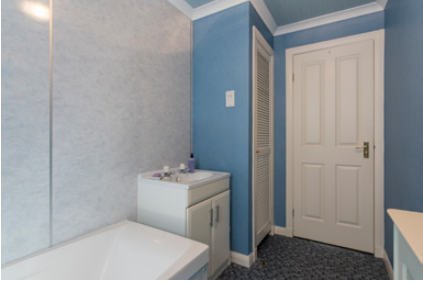
pubs, restaurants and eateries galore, with fantastic theatres and cinemas. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport approximately eight miles to the north. The main East Coast Rail network operates from Aberdeen providing a link to central belt, the south and beyond.

McEwan Fraser Legal are delighted to introduce to the market this superb four bedroom detached property. The property has been decorated in a fresh contemporary decor and upgraded by the current owners and offers fantastic and flexible accommodation which is formed over two levels. Designed to maximise the natural available light, with generous sized accommodation that has been arranged to offer flexible and modern day living. Further benefiting from full uPVC double glazing and gas central heating throughout.

Once inside, discerning purchasers will be greeted with a first class specification. The property is accessed via the vestibule to the hallway which allows entry to all rooms. The impressive and bright living/dining area creates a great warm family environment which is ideal for hosting. Through to the fitted kitchen which has a range of floor and wall mounted units with contrasting worktops and some integrated appliances. From the kitchen, you have access to the utility room and there is a back door which leads to the rear garden. A guest WC completes the ground floor accommodation. The upper level comprises of a master bedroom with ensuite, three further bright and airy well-proportioned bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The three-piece bathroom has an electric shower over the bath.

There is also a partially floored attic accessed from the landing via a Ramsey ladder that completes the impressive accommodation internally. A stunning property that would be a fantastic purchase for a wide variety of people looking for their ideal home.

To the front of the property, the garden is bricked and fenced with off-street parking for several vehicles. The single garage is accessed from the street and has a fully automated up and over door, power and water. The rear garden is mature and well tended, fully enclosed making it ideal for those with young children or pets, bound by wooden fencing, there is a decorative paved area adjacent to the property and decking led from the back door suitable for dining al fresco and the main area is paved/stone chipped with an abundance of potted plants and seasonal flowers.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

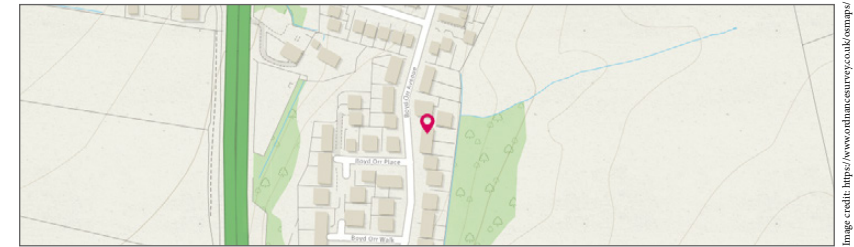


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	9.50m (31'2") x 4.80m (15'9")
Kitchen	4.70m (15'5") x 3.00m (9'10")
Utility	3.40m (11'2") x 1.60m (5'3")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
En-suite	2.90m (9'6") x 1.10m (3'7")
Bedroom 2	4.40m (14'5") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 3.30m (10'10")
Bedroom 4	3.30m (10'10") x 3.30m (10'10")
Bathroom	3.40m (11'2") x 1.60m (5'3")
WC	1.80m (5'11") x 1.10m (3'7")

Gross internal floor area (m²): 150m² | EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds to be included in the sale. Any other items may be made negotiable.




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Part
Exchange
Available

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Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer

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