



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
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**5 Murtle Mill**  
 NORTH DEESIDE ROAD, BIELDSIDE, ABERDEEN, AB15 9EE





# Location

## *North Deeside Road, Bielside*

Murtle Mill is part of a small exclusive development of townhouses and executive apartments that have been architecturally designed and completed to the highest of specifications. This fantastic development is located in a pleasant, tranquil setting close to mature woodland and parkland between the towns of Cults and Milltimber a sought after and prestigious residential area. Conveniently located close to many arterial routes including the new AWPR (The Aberdeen Western Peripheral Route) ensures all areas of Aberdeen are easily accessible, and therefore ideally located for the professional employee with Fosterhill health Campus which contains Aberdeen Royal Infirmary, Royal Aberdeen Children's Hospital, the internationally renowned Rowett Institute, and the medical campus for both local universities. The local bus stop into town is only a short 20 metre walk from the property and stops outside the Murtle Mill Campus on the return journey.

Locally the town of Cults offers a wealth of amenities including a regular bus service to the city, shopping, health and leisure facilities, a library and several highly regarded state and independent schools. With Royal Deeside on your doorstep, there is a choice of seasonal sports, leisurely or demanding walks and stunning scenery. Although well served by local transport, if you are after a more leisurely commute into the city, there is a picturesque cycle route that runs alongside the River Dee.

The city of Aberdeen offers further excellent bus and rail service, with national and 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.





# 5 *Murtle Mill*

A fantastic opportunity to purchase an exceptionally spacious two-bedroom executive first-floor apartment located in a much sought after development of Deeside Mews. Designed and completed to the highest of specifications and presented to the market in an impeccable walk-in condition. This bright and airy apartment boasts many features allowing modern-day open plan living, immaculate fresh décor throughout, gas central heating and modern uPVC double glazed windows.

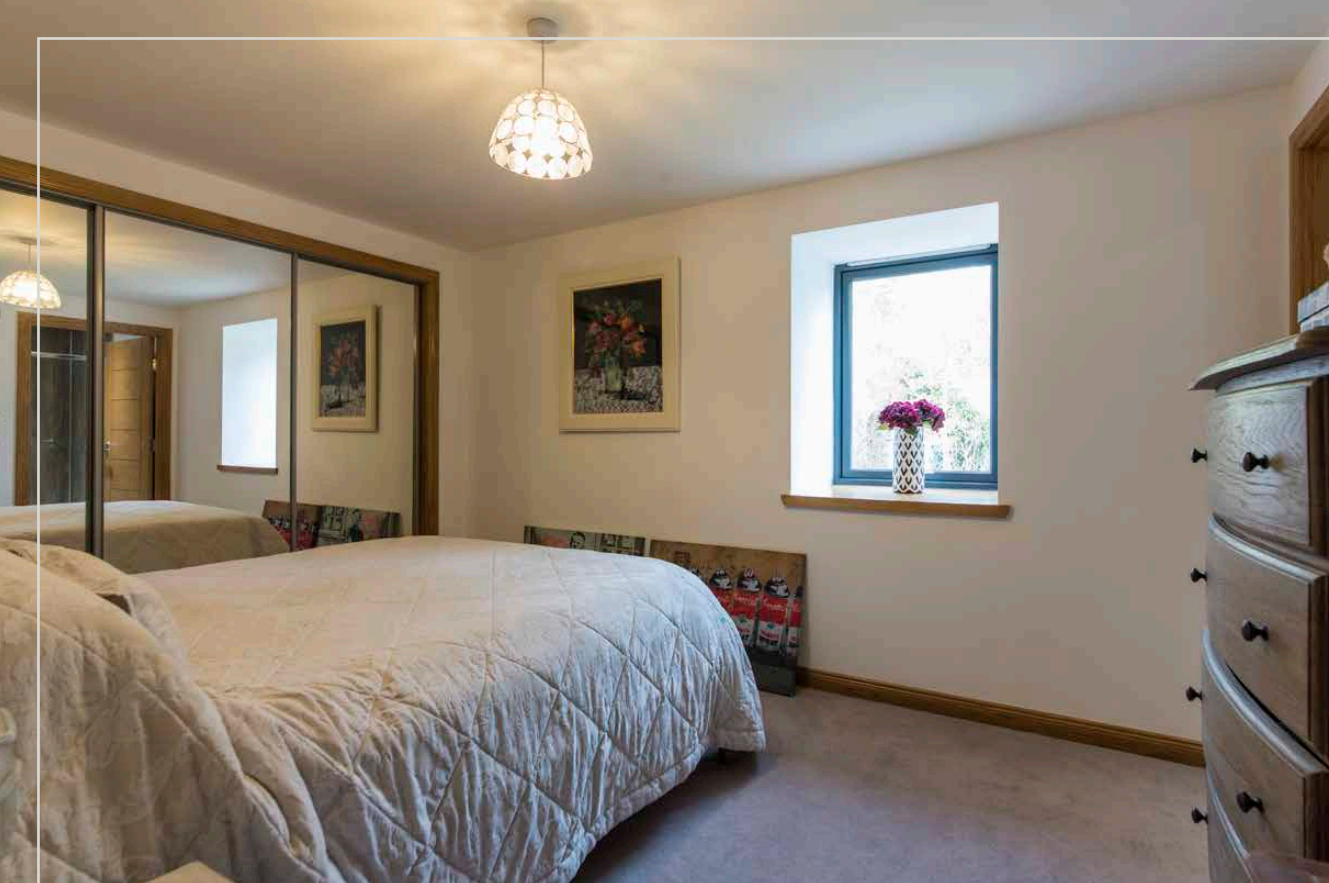
A secured communal entrance with two other apartments leads to the apartment, the bright entrance hallway is awash with natural light from the large window and gives access to all other rooms. A bespoke designed integrated kitchen with superior appliances open plan to the spacious lounge with quality fixtures and fittings that exude grandeur. A large utility cupboard is fantastic and gives a huge amount of extra storage. The unused family bathroom is again another beautifully finished room with its modern decor and more than enough space. Both double bedrooms have large fully fitted wardrobes with the master bedroom benefitting from a highly specified en-suite shower room.

This truly is an ideally located property and a must view to appreciate all that is on offer with its fantastic walk-in condition, central location this property would be a superb first-time purchase, for the professional couple or a fantastic buy-to-let investment.

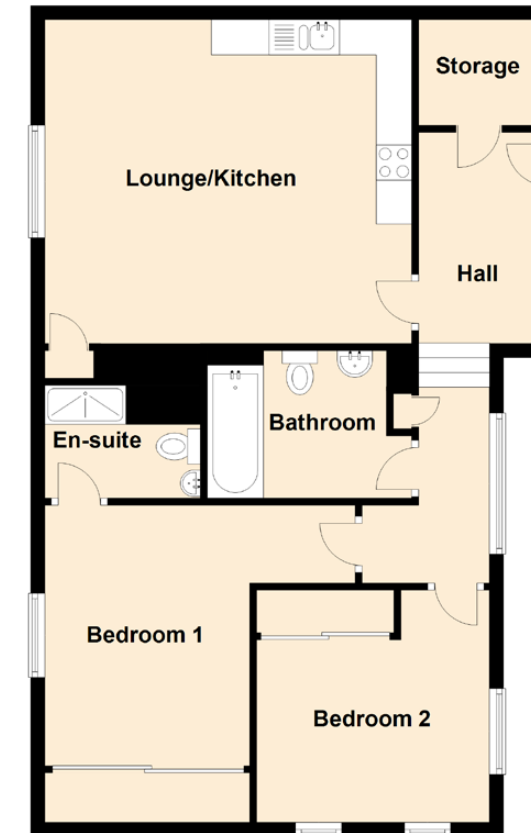
The spacious garden grounds and all communal areas are part of or surround the development are maintained under a factoring agreement, with borders containing a wide variety of plants, shrubs and seasonal flowers. Allocated parking within the car park and further visitors parking is also available.







# Specifications & Details



Approximate Dimensions (Taken from the widest point)

Hall	6.40m (21') x 1.80m (5'11")
Storage	1.70m (5'7") x 1.50m (4'11")
Lounge/Kitchen	5.20m (17'1") x 4.60m (15'1")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	3.30m (10'10") x 3.30m (10'10")
Bathroom	2.90m (9'6") x 1.80m (5'11")

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

Extras (Included in the sale): The property will be sold inclusive of all fitted carpets and floor coverings, light fittings together with the integrated Kitchen appliances. The property is protected by a coded video entry system leading to the entrance hall. The property is also covered by an NHBC warranty.

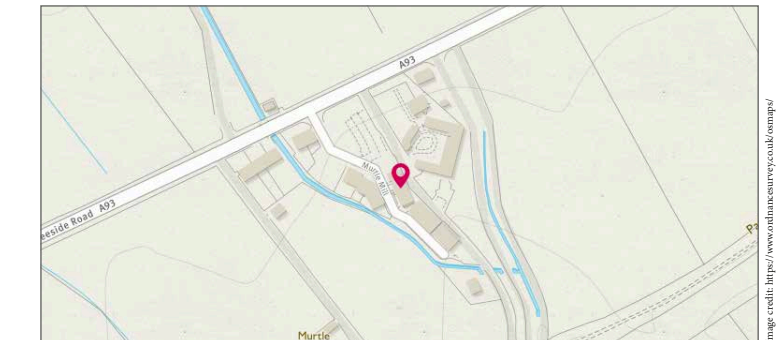


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