



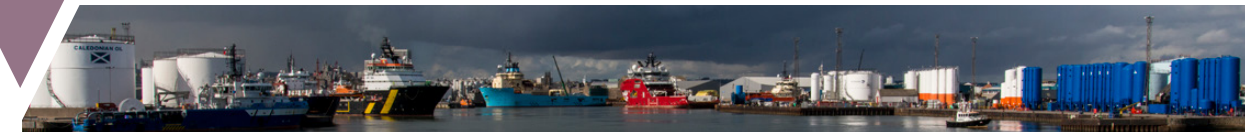

McEwan Fraser Legal
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120 Great Northern Road

ABERDEEN, ABERDEENSHIRE, AB24 2BE



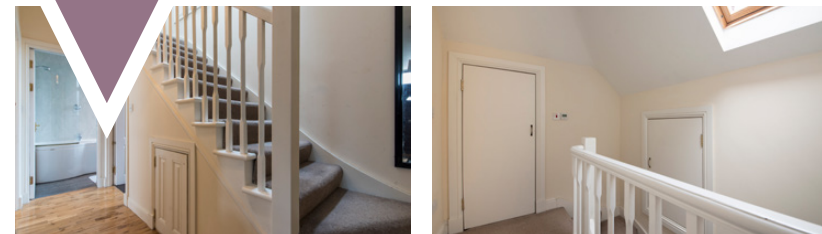
ABERDEEN



120 Great Northern Road is perfectly located to take full advantage of all city centre amenities. The local area is well served by local shops and public transport, primary and secondary schools, with the city centre itself being approximately 10 minutes away. The main arterial routes are located close by making all parts of the city easily accessible. Aberdeen airport and the industrial developments at Dyce and Bridge of Don are also readily accessible. The location is extremely convenient for Foresterhill Hospital complex and Aberdeen University. The heart of Aberdeen city centre provides all the amenities one would expect with modern-day city living, including a variety of shopping malls, pubs, clubs, restaurants, theatres and cinemas to enjoy along with superb educational and recreational facilities. The city offers further excellent Bus & Rail services and National & International flights are 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.



120 GREAT NORTHERN ROAD



Rarely does the opportunity to purchase such a great traditional granite semi-detached five bedroom dwelling in a popular residential location come to the market.

120 Great Northern Road briefly comprises;
Ground Floor: Entrance Hall, Lounge, Two Bedrooms, Bathroom with w.c. and Kitchen.
First Floor: Upper Floor Landing, Three Bedrooms and Bathroom with w.c.

The property has been upgraded and decorated throughout by the current proprietor to a high standard. The attention to detail and neutral decoration throughout offers the discerning buyer a quality home ready to move into. The property further benefits from gas central heating and double glazing. The welcoming hallway leads to all accommodation, both ground floor bedrooms comfortably fit double beds along with plenty of space for free standing furniture. The well-fitted kitchen has multiple walls and base fitted units with contrasting granite worktops. There is also a five ring gas hob with stainless steel extractor fan, Integrated grill and oven in addition to a dishwasher. The lounge boasts an outstanding feature fireplace and is awash with natural light. A spacious bathroom with a jacuzzi bath and overhead shower completes the lower ground floor accommodation. A carpeted staircase leads to the first floor where you have a further three bedrooms; all doubles again with plenty of space for free standing furniture. The second bathroom also benefits from a bath and an overhead shower. Viewing of this exquisite property is an absolute must to appreciate fully the superior accommodation on offer and popular location.

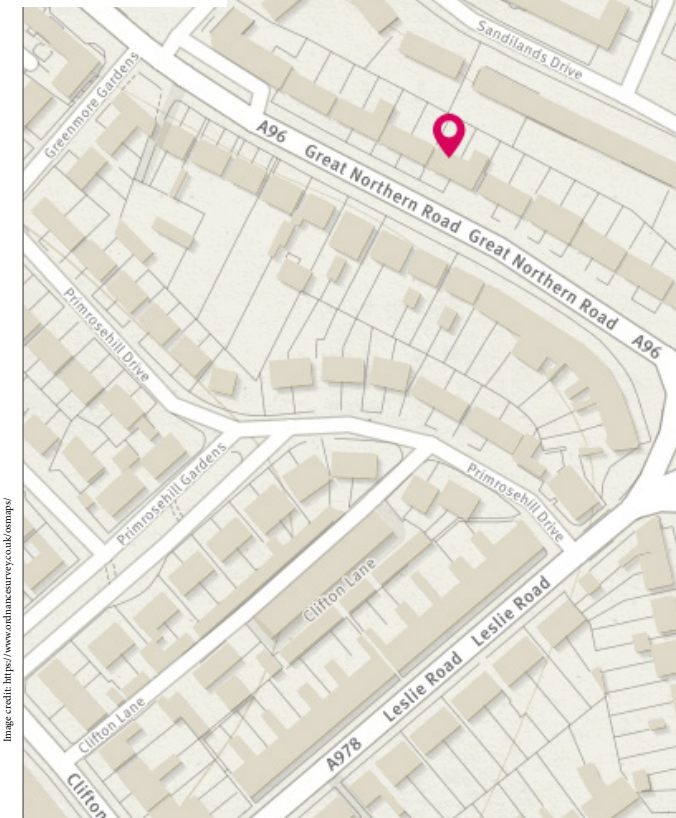
Outside: To the front, there are areas of off-street parking formed in concrete paving and to the rear, there is an elevated area of paving and lawn and planting at the lower level; with the main boundaries formed in timber fencing and roughcasted masonry walling. The rear garden enjoys a sheltered sunny aspect and is a safe environment for children and pets alike and, with a bit of maintenance, ideal for dining al fresco. A great addition to this property is the use of the basement area which currently can be used for storage however this additional space would be a great investment in future to turn this into extra living space.





THE DETAILS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen	3.80m (12'6") x 1.89m (6'3")
Bathroom	3.10m (10'2") x 1.50m (4'11")
Bedroom 1	3.20m (10'6") x 2.35m (7'8")
Bedroom 2	2.90m (9'6") x 2.90m (9'6")
Bedroom 3	3.80m (12'6") x 3.42m (11'3")
Bedroom 4	3.70m (12'2") x 3.53m (11'7")
Bedroom 5	4.30m (14'1") x 3.70m (12'2")
Bathroom	3.10m (10'2") x 1.50m (4'11")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 118m²

EPC Rating - C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds are to be included in the sale. Any other item may be available at separate negotiation.



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