



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**19D Stafford Street**

ABERDEEN, ABERDEENSHIRE, AB25 3UP





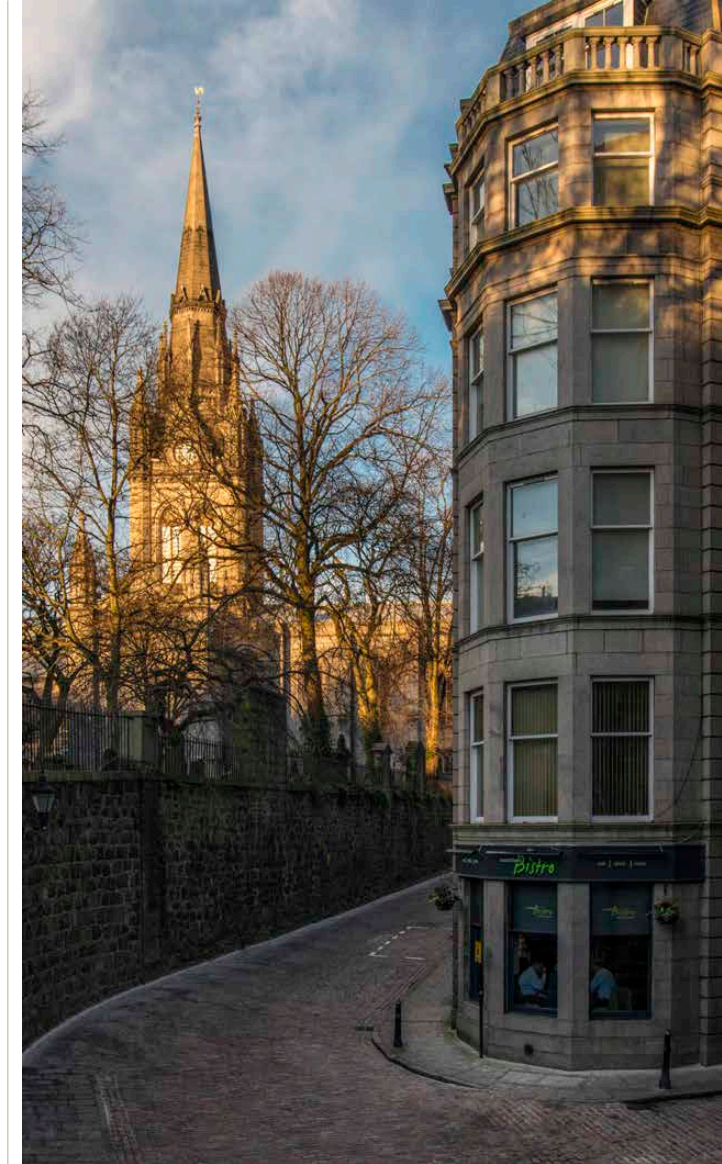
# Aberdeen

ABERDEENSHIRE, AB25 3UP

Aberdeen city centre is within easy reach with good access from this location, the city provides all that one would expect from modern-day living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy.

The city offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast rail network operates from Aberdeen providing a link to the central belt, the south and beyond.

Stafford Street is ideally located within easy walking distance to Aberdeen University, Aberdeen College, the retail parks at Berryden and Kittybrewster and several convenience stores closeby. The city centre is also within easy reach as is regular public transport giving access to all areas of the city.





# 19D Stafford Street

ABERDEEN, ABERDEENSHIRE, AB25 3UP

McEwan Fraser Legal is delighted to present to the market this 1 bedroom flat located in a popular city location.

The property forms part of a traditional granite tenement with the building protected by a secure entry system. The flat is in walk-in condition and benefits from newly fitted double glazing.

The location is ideal for the nearby university, local facilities and has good nearby local transport links to other areas of the city.

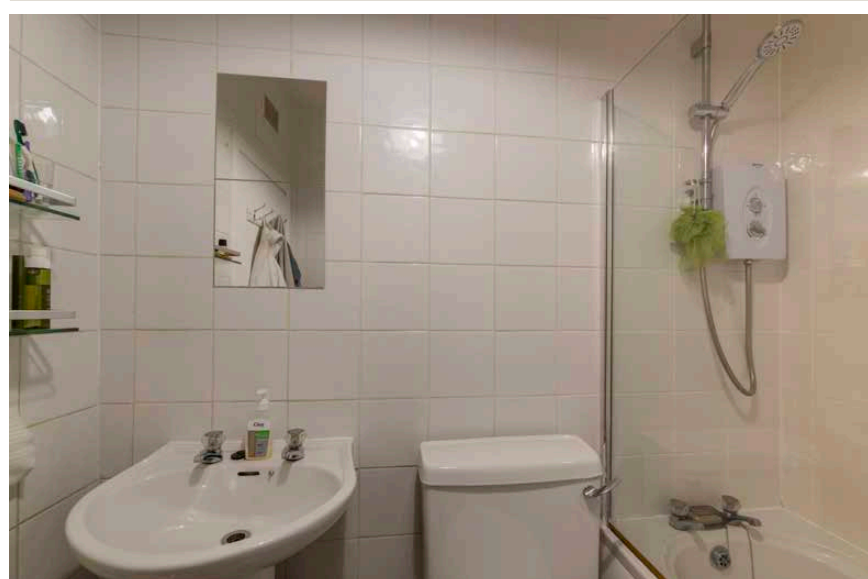
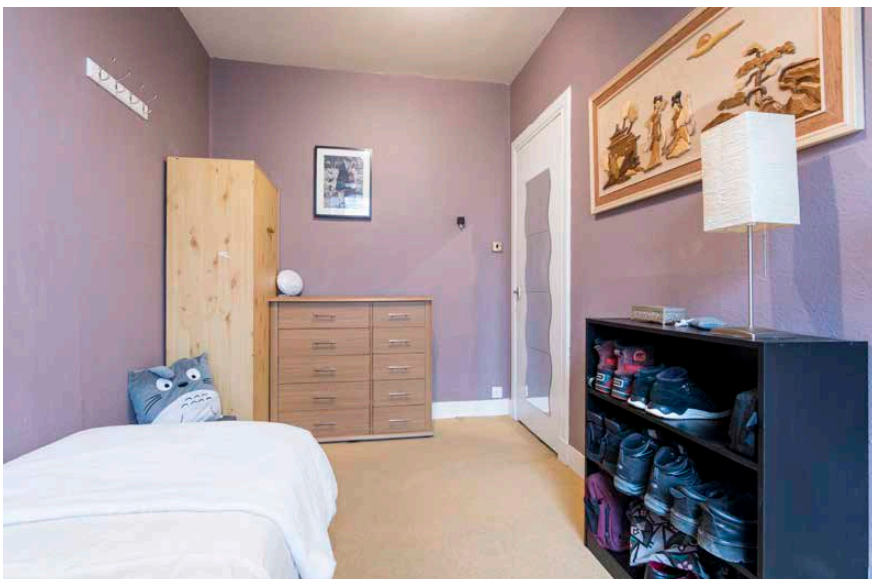
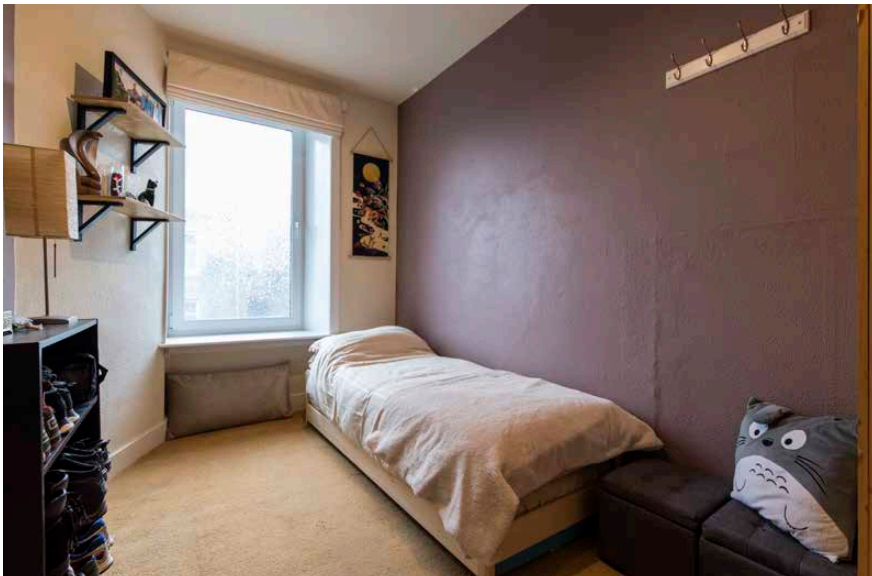
Inside, the property comprises of:

- Entrance hallway leading to upper floors.
- Interior hall.
- Fully equipped kitchen with ample base and wall units with space for appliances and dining.
- Spacious Lounge.
- Double bedroom.
- Fully tiled bathroom with electric shower over the bath.

To the exterior, there is permit on-street parking to the front as well as a communal garden to the rear. Viewings are by appointment only.

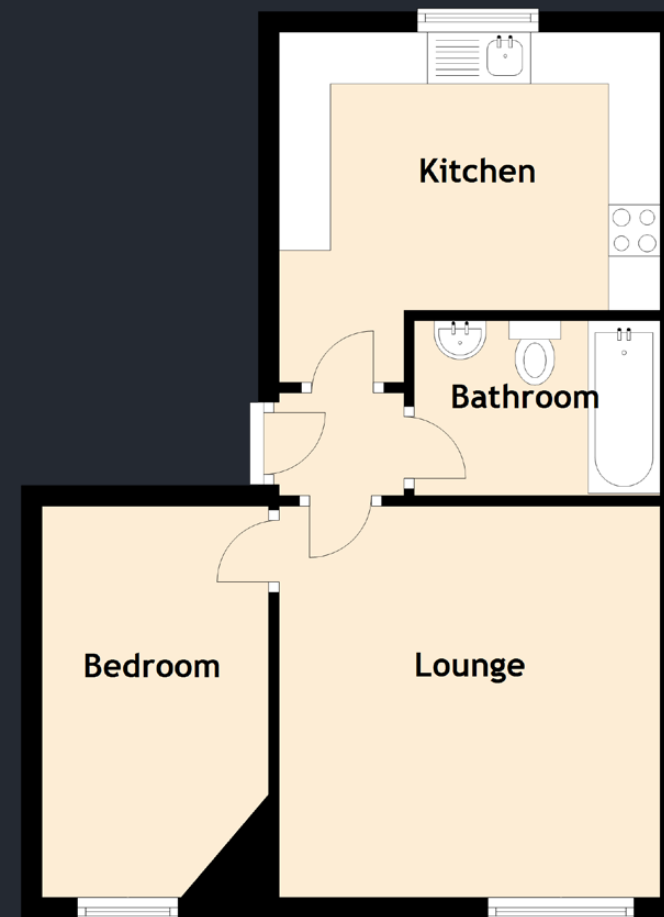






# Specifications & details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 3.40m (11'2")
Bedroom	3.80m (12'6") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixed floor coverings and blinds where applicable. White goods are available by separate negotiation.

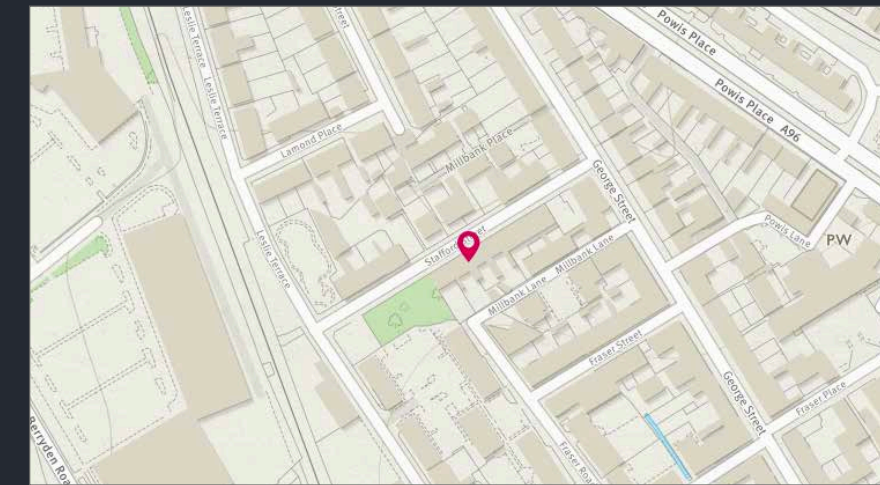
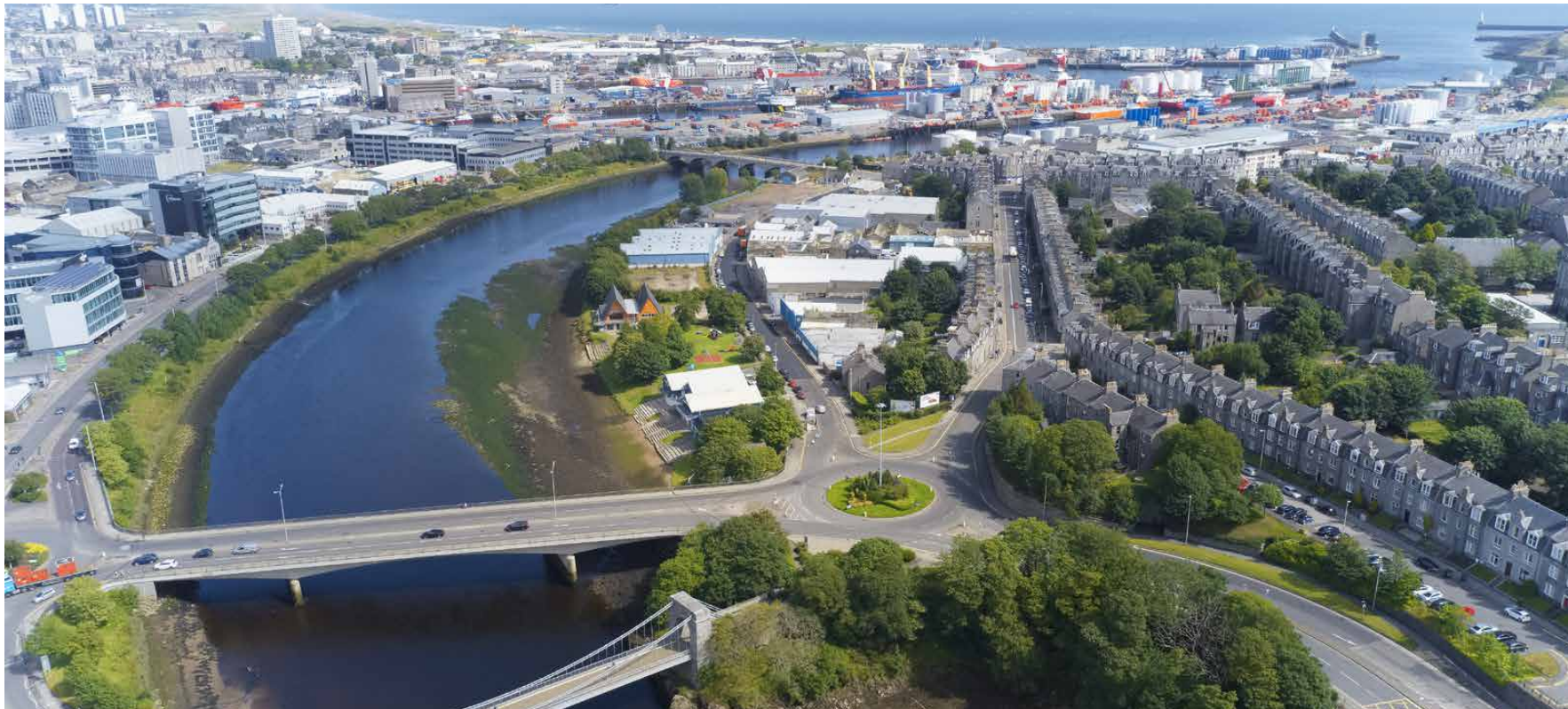


Image credit: <https://www.dunmearey.co.uk/rooms/>





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