




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

21b Pittodrie Place

ABERDEEN, AB24 5QR



THE LOCATION

Pittodrie Place is situated to the north of Aberdeen city where you are just a few minutes' walk from major Supermarkets, Pittodrie Football Stadium, Aberdeen Sports Village and Kings Link Golf Course.

Aberdeen is a vibrant modern city full of life. The city has many historical buildings with their granite grey stone architecture, which is why Aberdeen is also known as the "Granite City." The city provides all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The property and area are well served with local shops and great local public transport facilities. The main transport hub of Aberdeen operates from the Union Square shopping mall where a comprehensive bus and rail network is available.

National and international flights are provided from Dyce Airport. Within easy reach of Aberdeen, you have easy access to the Cairngorm National Park and Royal Deeside.

THE PROPERTY

McEwan Fraser Legal is delighted to present 21b Pittodrie Place a quality two-bedroom ground floor flat, which is introduced to the market in pristine walk-in condition. The property is freshly decorated throughout in clean, neutral colours. The property is served by secure private parking with an individually named parking slot and is uniquely accessed via its own private door.

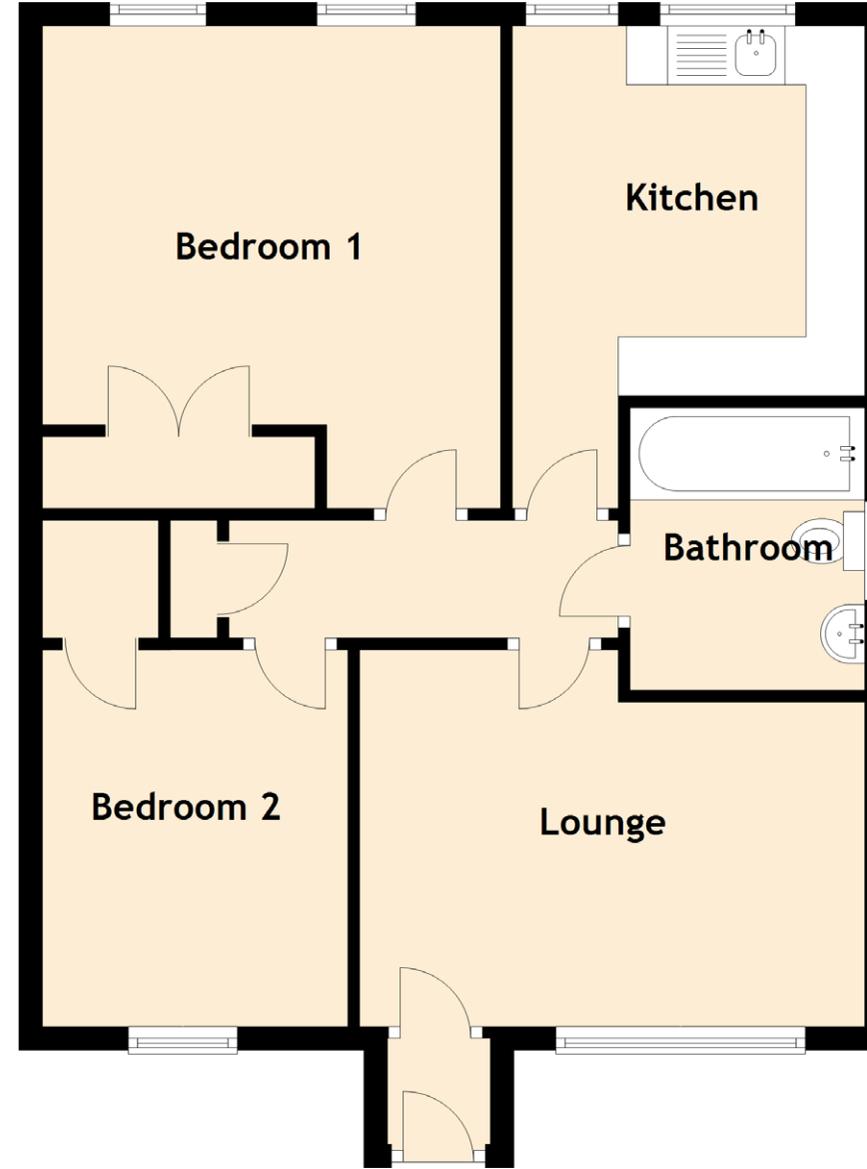
The property comprises of an internal hallway with storage cupboard leading to all rooms, a well-proportioned airy lounge, modern fitted kitchen featuring, gas hob, oven, fridge freezer, washing machine and ample cupboard and storage space. Two double bedrooms both with storage and a generously sized bathroom with over the bath electric shower. The property further benefits from Gas Central Heating and double glazing throughout.

With its walk-in condition and strong location this property would be a superb first-time purchase and would suit a professional couple, student, or a fantastic buy-to-let investment. Early viewing is highly recommended.





BEDROOMS & BATHROOM



THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen	3.14m (10'4") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 63m² | EPC Rating: C

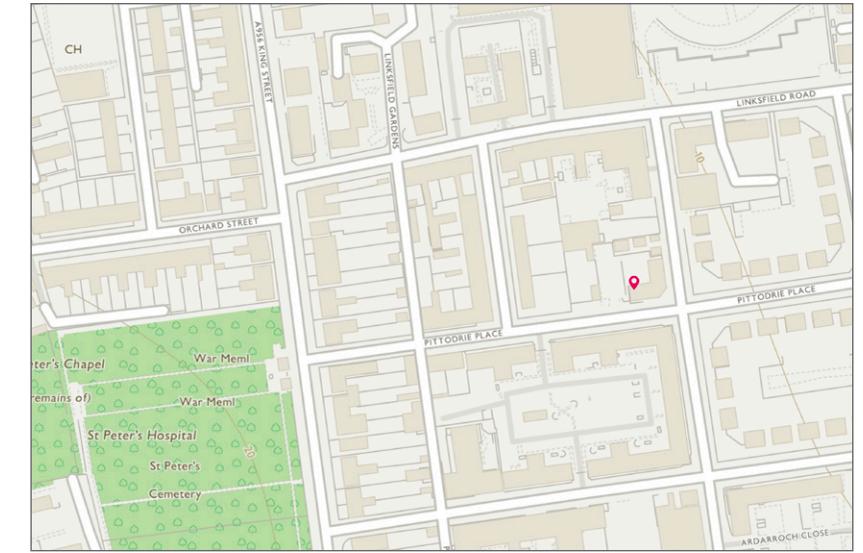


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 Surveyor



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