

9 Caledonian Court

ABERDEEN, AB11 6RG



A “walk-in condition” three-bedroom executive apartment within a converted former church



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McEwan Fraser Legal is delighted to present 9 Caledonian Court, a “walk-in condition” three-bedroom executive apartment within a converted former church that enjoys a charming location in the desirable residential area of Ferryhill. The property also has an individually named private parking slot and is only a seven-minute walk to Union Square.

THE HALLWAY



The property comprises an internal hallway that leads to all accommodation with a clever understairs storage cupboard that discretely houses the washing machine.

There are two double bedrooms; both have fitted storage. Bed 2 also has a large en-suite with a double shower, fully tiled walls, floor and vertical radiator, with underfloor heating. The family bathroom has a shower over the bath and a tiled splashback/floor.

BEDROOM 2



BEDROOM 3



THE BATHROOM



THE LOUNGE/KITCHEN

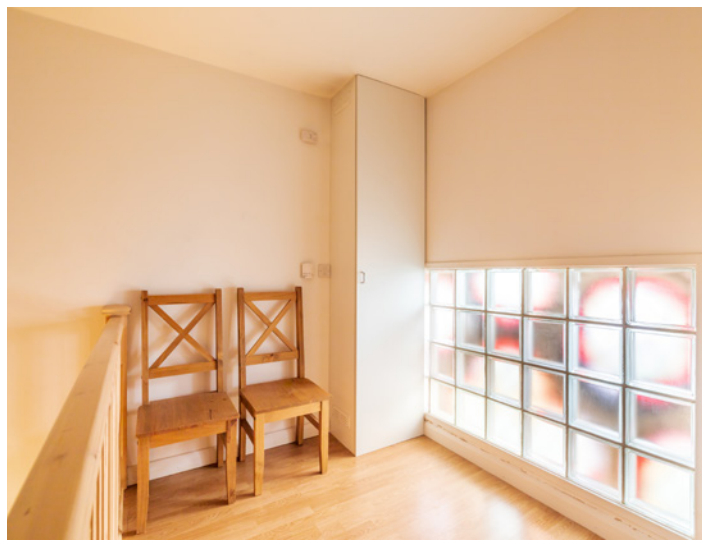


This floor also has a well-proportioned airy lounge/kitchen combo with natural wood worksurfaces: featuring gas hob, Whirpool oven, integrated fridge freezer, dishwasher and ample cupboard and storage space.



Climbing the stairs, you enter the apartment wow factor. Currently set out as a very large double bedroom with laminate floor; however, this room could work as a bespoke entertaining space or independent work from home area. The pièce de résistance is when sunlight floods through the Rose Window and is filtered by the glass blocks washing the room in a pool of colour. Moreover, a door leads to two large loft storage spaces; the first is floored, lit and lined. The second is a large loft storage space.

THE MASTER BEDROOM

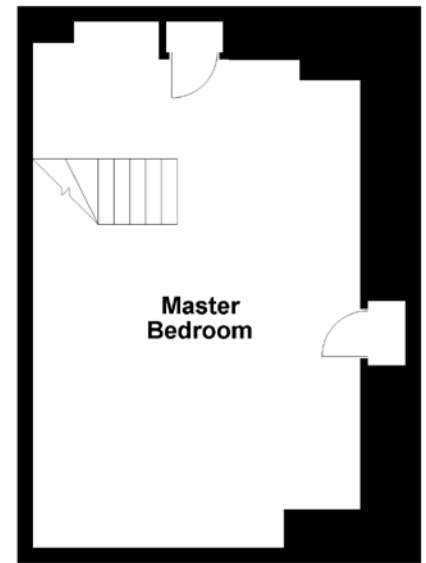
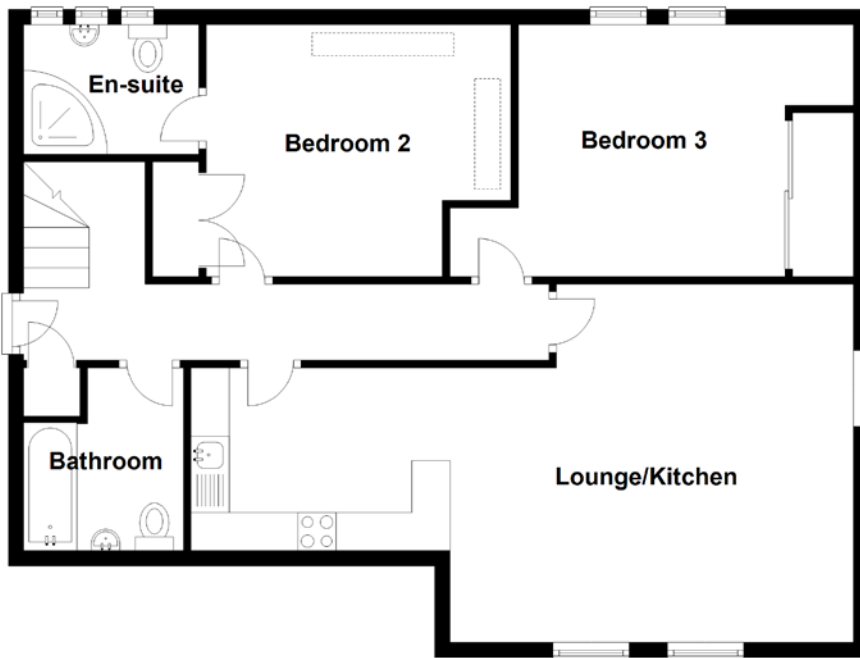


Additionally, the apartment has an external storage cupboard in the Entrance Hallway, which is large enough for two push bikes. With the added benefit of double glazing, gas CH (Worcester Combi Boiler circa 2013), and superb storage areas. This property would suit a professional couple or a fantastic buy-to-let investment with its walk-in condition and excellent location. To appreciate the quality and location of the apartment, I recommend viewing it first hand.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



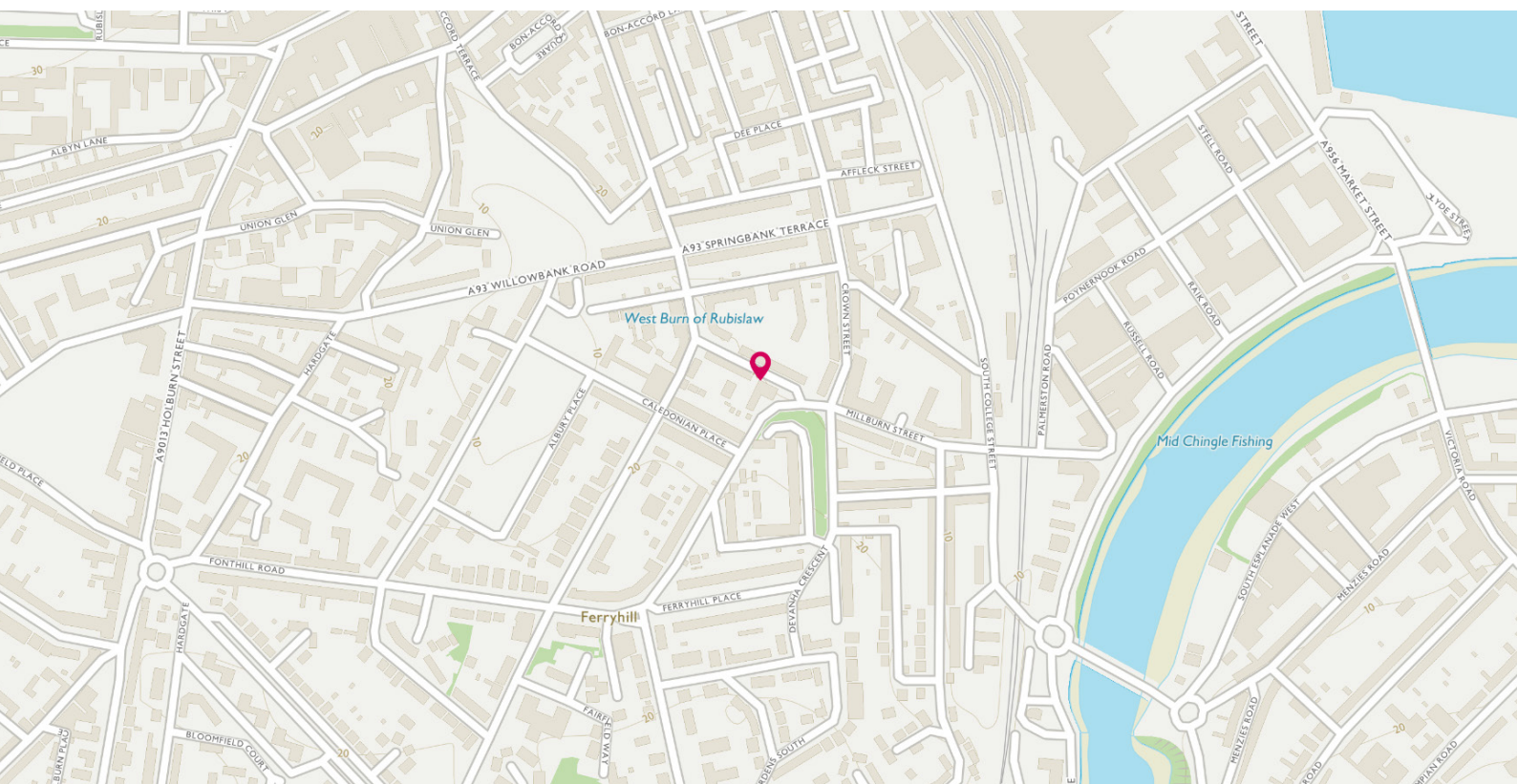
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.70m (28'7") x 3.60m (11'10")
Master Bedroom	6.90m (22'8") x 4.30m (14'1")
Bedroom 2	4.00m (13'1") x 3.31m (10'10")
Bedroom 3	3.50m (11'6") x 3.31m (10'10")
Bathroom	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 77m²

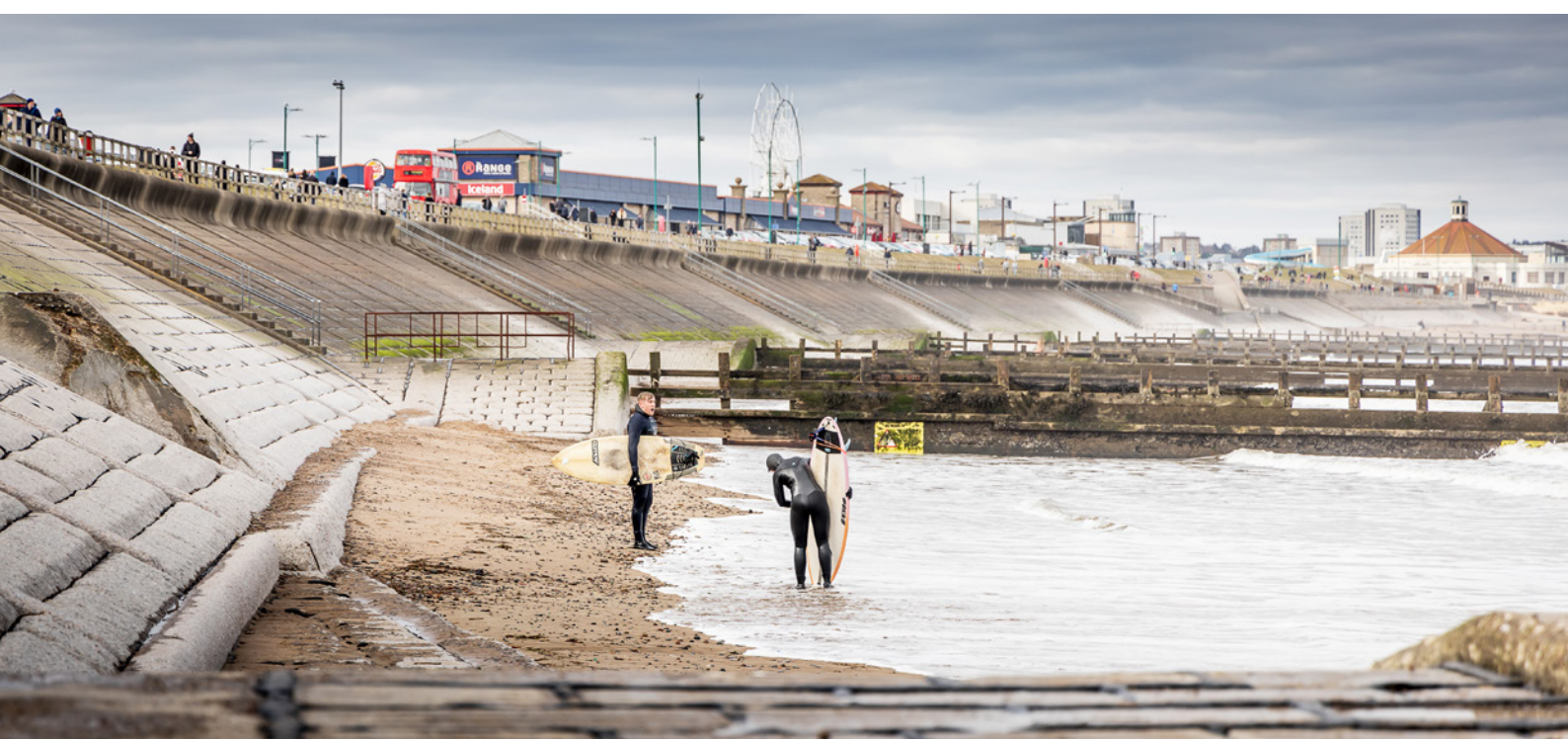
EPC Rating: C

Loft conversion information (Architects drawings and planning permissions) are available on request.



THE LOCATION

9 Caledonian Court is situated in central Aberdeen, close to Union Square. You are just a few minutes' from Bon Accord Terrace Gardens, the River Dee and Aberdeen City centre. Aberdeen is a vibrant modern city full of life.





The city has many historical buildings with grey granite stone architecture, giving Aberdeen the nickname of the “Granite City.” The town provides all the amenities one would expect with modern-day living, including various pubs, clubs, restaurants, and superb educational and recreational facilities. The property is well served with local shops and excellent local public transport facilities. The central 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 from Dyce Airport. You have easy access to the Cairngorm National Park and Royal Deeside within easy reach of Aberdeen.

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