

Ground Floor Left

77 URQUHART ROAD, ABERDEEN, AB24 5ND



*DESIRABLE LOCATION MINUTES FROM CITY
CENTRE AND UNIVERSITY CAMPUS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Situated in a desirable location 77 Urquhart Road is a ground floor flat, offering modern open plan living. A security entry system leads to the entrance hall and a bright well kept Victorian communal stairway. The property is presented to the market in a superb walk-in condition with fresh neutral decor throughout, further benefiting from full double glazing and gas central heating. With its fantastic central location, this property would be a superb first-time purchase, would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

The property comprises; internal hallway leading to all other rooms, an open plan lounge with generously sized galley kitchen and dining area, a bright double bedroom with fitted wardrobes, shower room with WC and wash hand basin. Additionally, there are ample cupboards throughout the property.

To the rear of the property is a large communal garden with clothes drying area. There is also a small storage shed allocated to each property, perfect for storing outdoor equipment such as bicycle/ mountain bikes.

Property is serviced with mains electricity, mains water & drains with gas central heating.

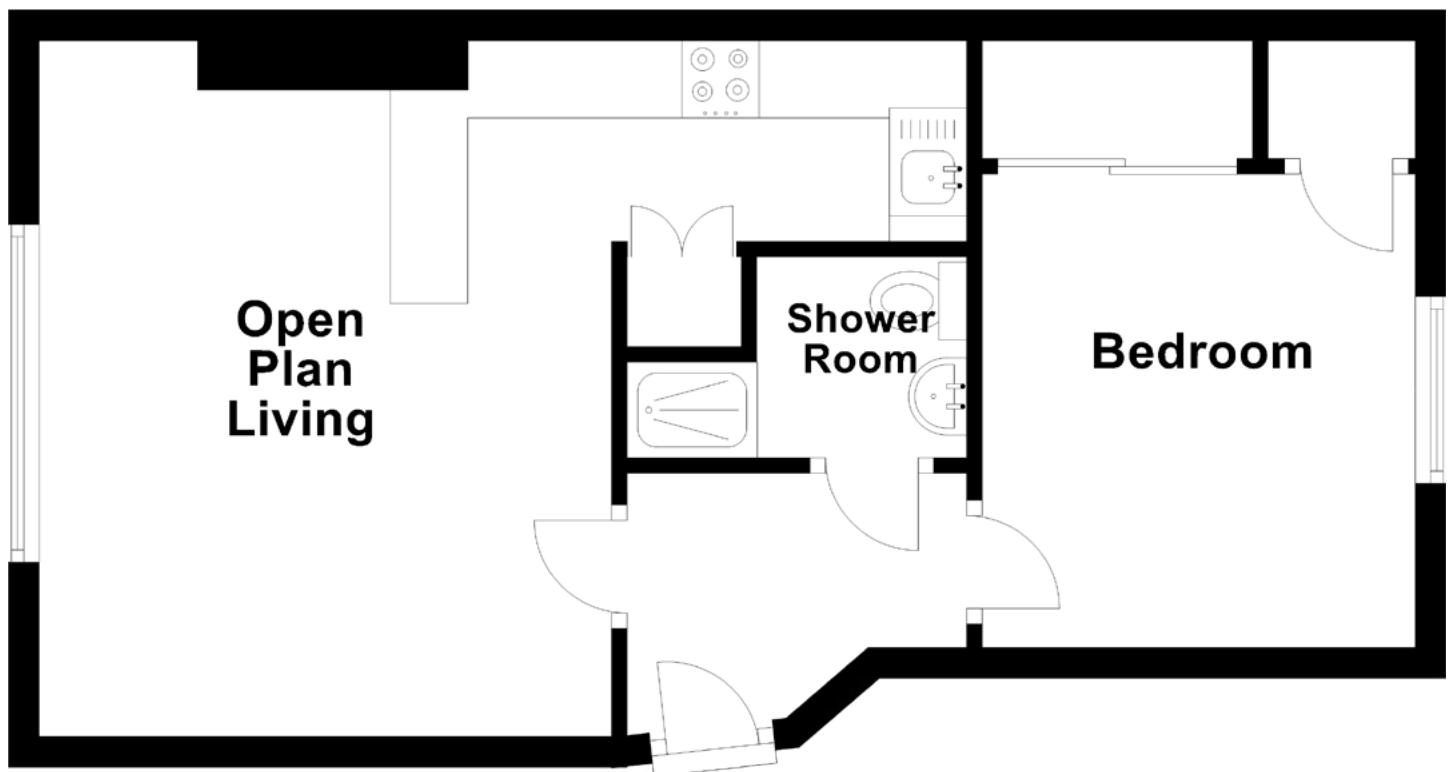












Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.00m (19'8") x 4.50m (14'9")
Bedroom	3.00m (9'10") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.30m (4'3")

Gross internal floor area (m²): 37m²

EPC Rating: D

Floor Plan





77 Urquhart Road is within walking distance to a major arterial route that runs the length of Kings Street, making all parts of the city easily accessible especially now that the new AWPR (Aberdeen Western Peripheral Route) is open. A short brisk walk will take you to the city centre and the Old Aberdeen University Campus. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops.

There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast; the city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen. The property is also well served by local shops and transport links, and also ideally located for both the student and the professional employee with; Aberdeen University, The Royal Cornhill, Woolman Hill and Foster Hill Hospitals which are all easily commutable.

The Location

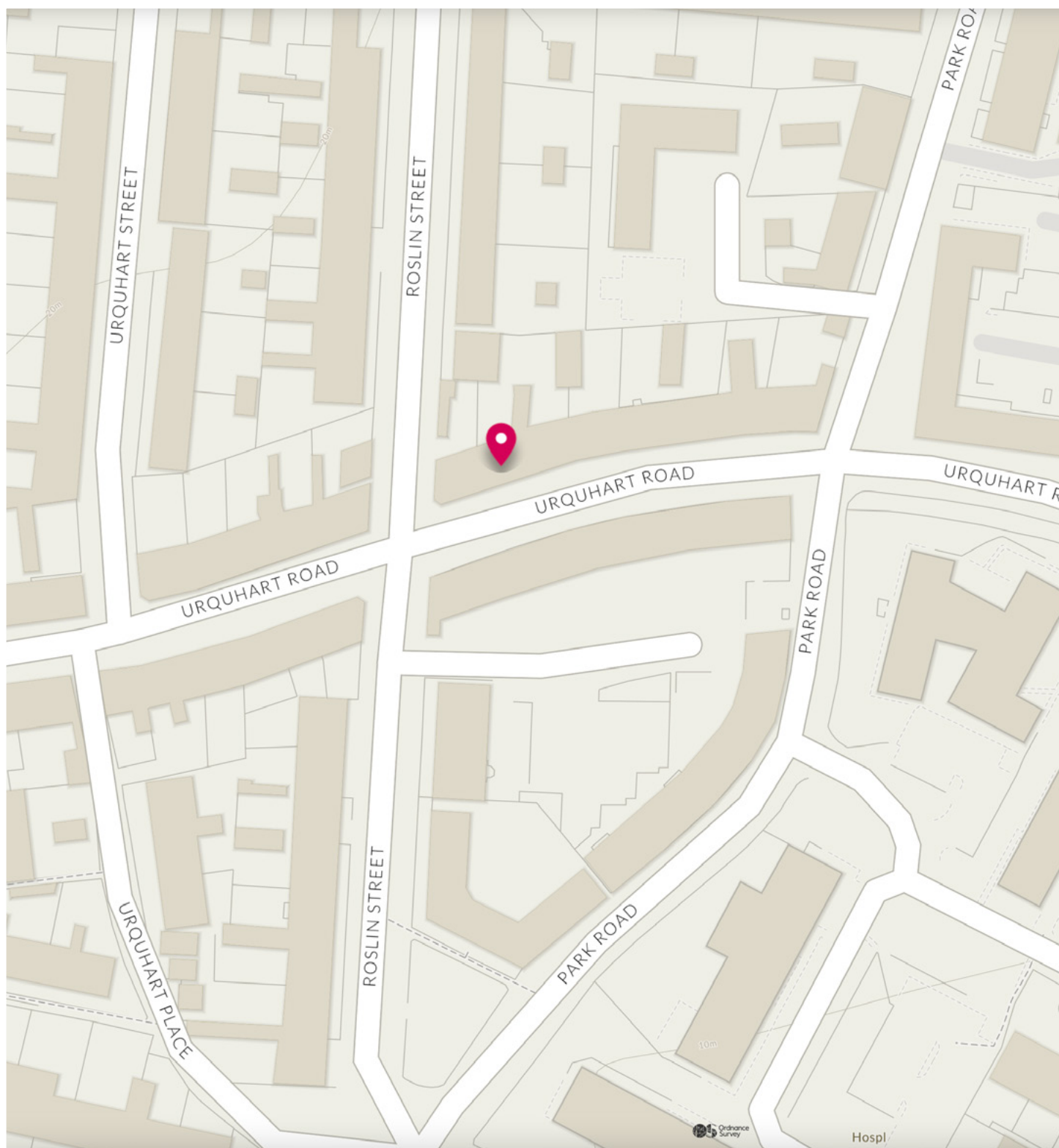


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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