




McEwan Fraser Legal
Solicitors & Estate Agents

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60 Lord Hays Grove

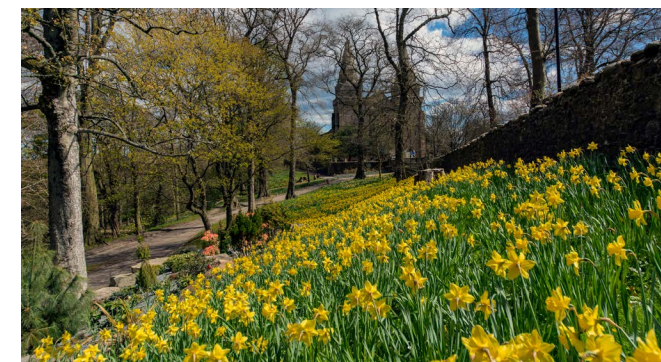
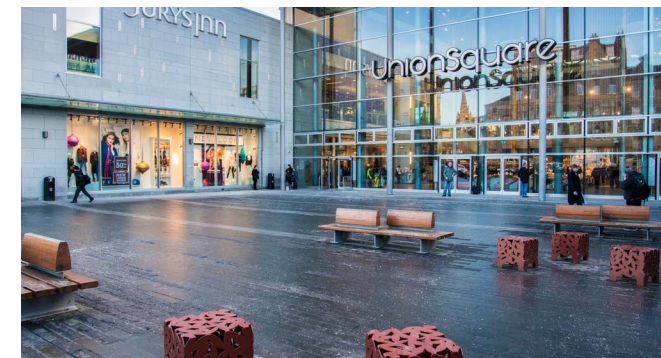
ABERDEEN, AB24 1WT



The Location

Lord Hays Grove is situated just off one of the main arterial routes into the City centre and accordingly, most parts of Aberdeen City, including the Bridge of Don office and industrial areas, are easily accessible.

The local shopping facilities include a large national supermarket as well as smaller local amenities. The location is extremely convenient for the nearby Aberdeen University Campus at Old Aberdeen and is likely to appeal to student purchasers, first-time buyers or investors seeking a letting proposition. Aberdeen Beach with its many sporting and recreational attractions is easily accessible, as well as Aberdeen football stadium and Seaton Park is situated adjacent to the building itself.





The Property

McEwan Fraser Legal is delighted to present this three bedroom split level apartment in a sought after development. The property is in immaculate walk-in condition; any new owners can unpack and start enjoying life in their new home.

Inside, the property comprises of:

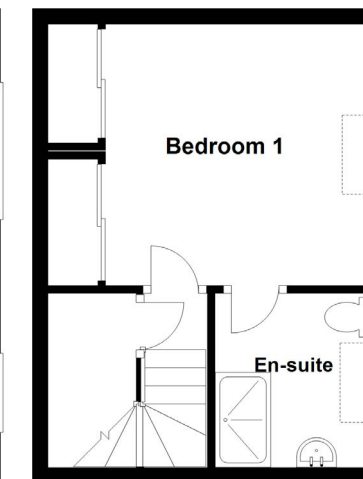
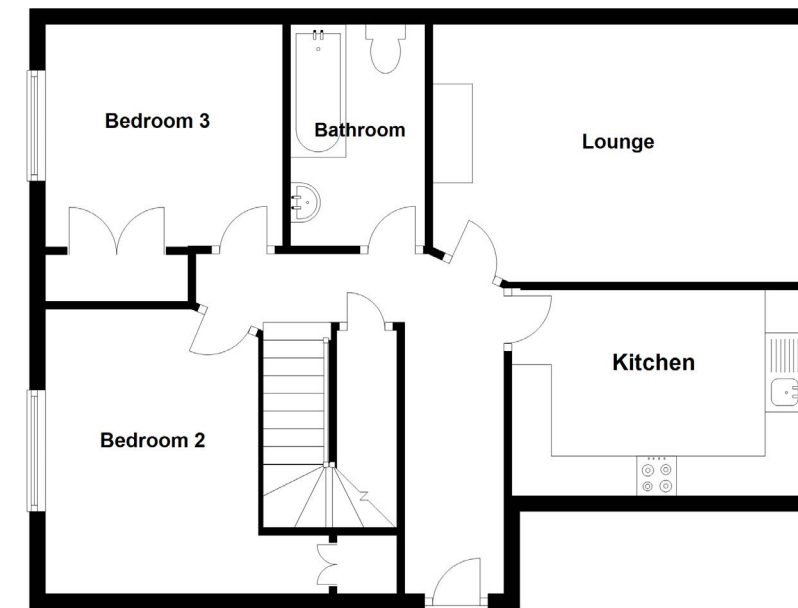
- Fully equipped modern kitchen/diner
- Spacious living area
- Two bedrooms on the lower level of accommodation, both with built-in storage
- Elegant family bathroom
- Master suite upstairs with shower room and built-in wardrobe space

In addition to this, the property includes allocated and visitor parking spaces. This is a rare opportunity to acquire a flat with no work to undertake in a fantastic location.





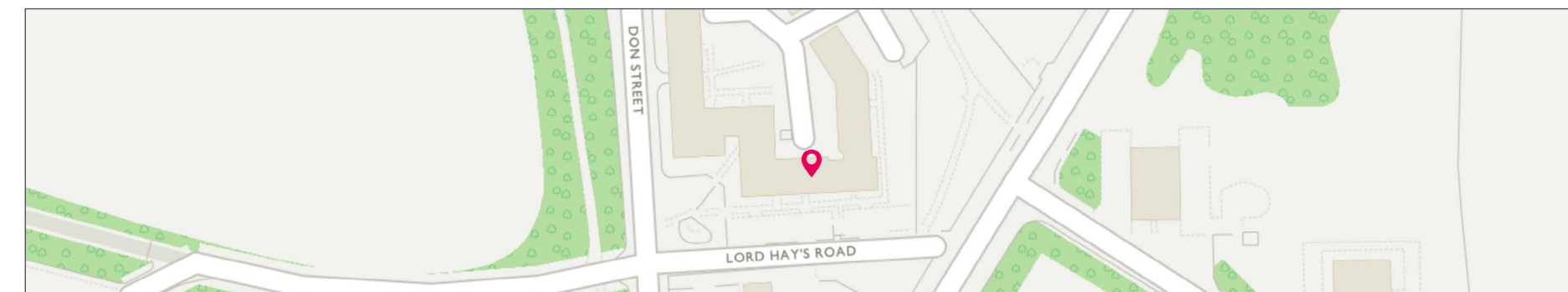
Specifications & Details



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
En-suite	2.20m (7'3") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 1.70m (5'7")

Gross internal floor area (m²): 83m²
EPC Rating: C





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Exchange
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Text and description
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