McEwan Fraser Legal
Solicitors & Estate Agents

2B Walker Road

ABERDEEN, AB11 8BU



Spacious two-bedroom first-floor flat, great first-time purchase or a buy-to-let



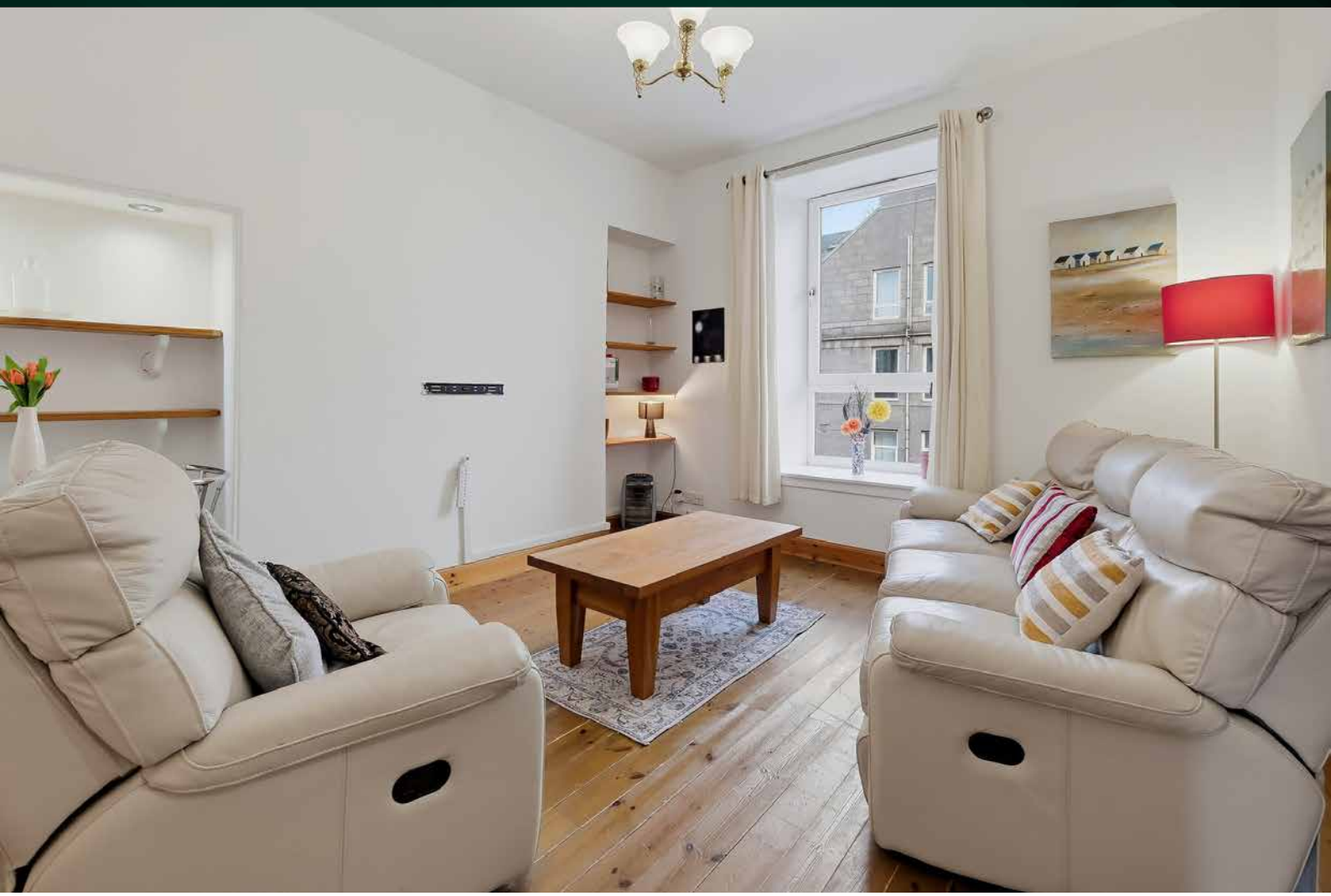
01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

2B Walker Road is a spacious two-bedroom, first-floor property, situated in a popular residential area and presented to the market in a walk-in condition. The present owners, during their long tenure, have continually upgraded this property. The property benefits from a fresh neutral tone throughout and electric storage heating. Early viewing is highly recommended to appreciate the standard of this property.

THE LOUNGE





The home comprises an entrance hall which leads to all other accommodation. A spacious and welcoming front facing lounge, which is flooded with natural light. The kitchen is located off the lounge and has been fitted with multiple wall- and base-mounted cabinets, contrasting work surfaces, a mixture of integrated and free-standing appliances, with a breakfast bar providing ample space for dining.

THE KITCHEN



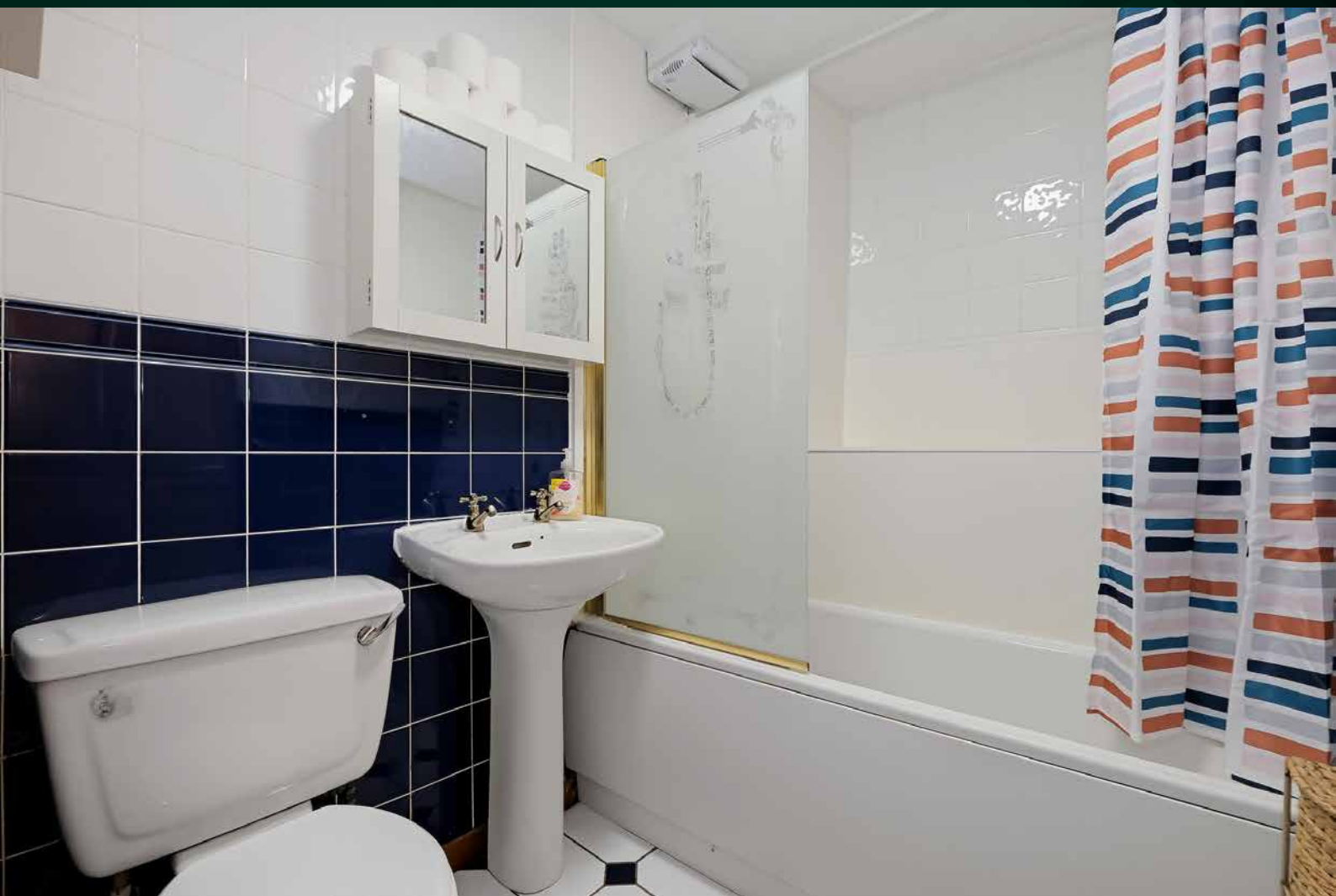




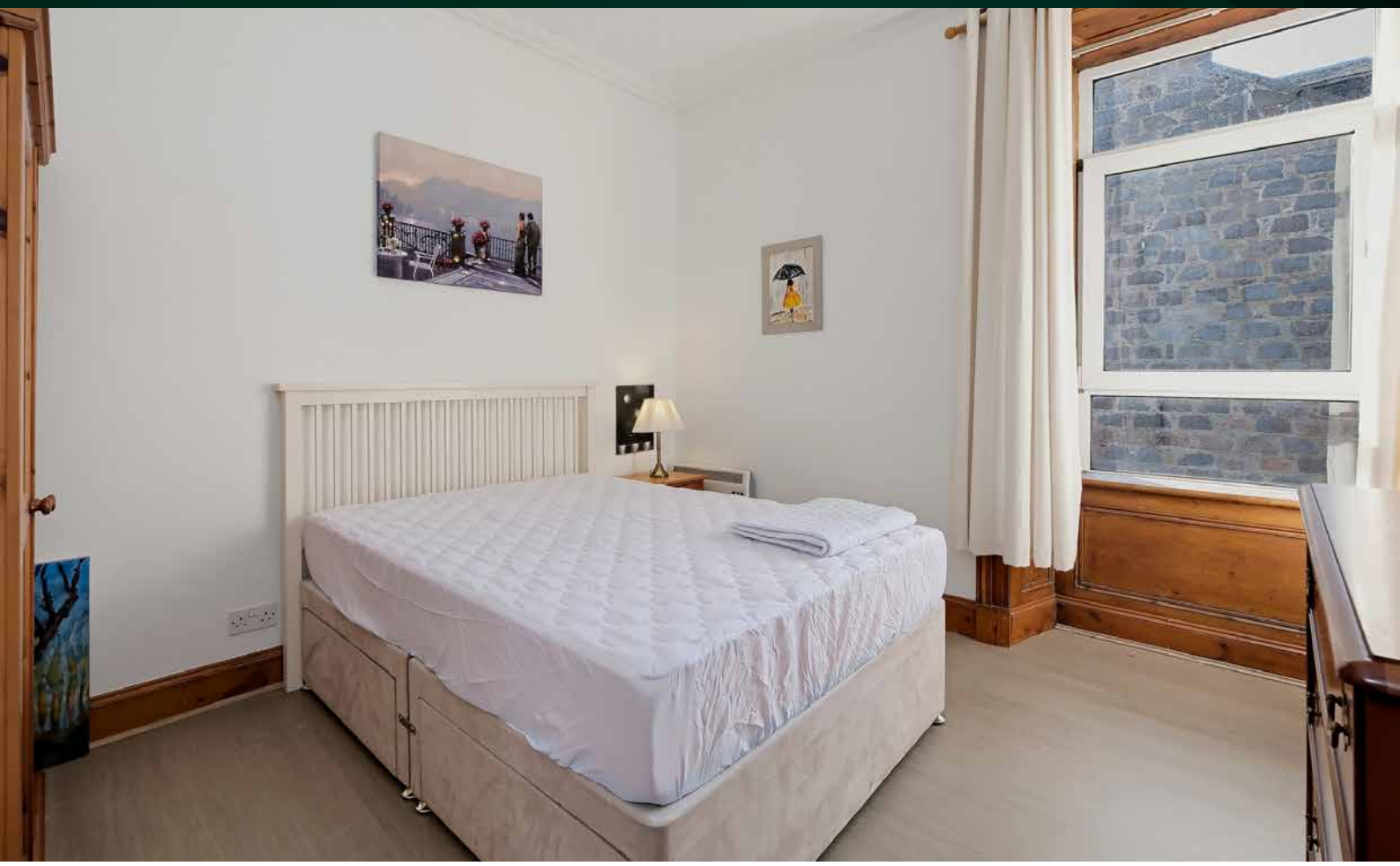


Two good-sized double bedrooms at the rear of the property both benefit from ample space for free-standing furniture. Completing the accommodation is the centrally located bathroom with a three-piece white suite and an electric shower over the bath.

THE BATHROOM



BEDROOM 1





BEDROOM 2





There is a gated, well-maintained large communal garden at the rear of the building with high perimeter walls, laid mostly to lawn with sporadic planting of mature shrubs, plants and seasonal flowers.

Permit parking is available on Walker Road and other nearby streets.

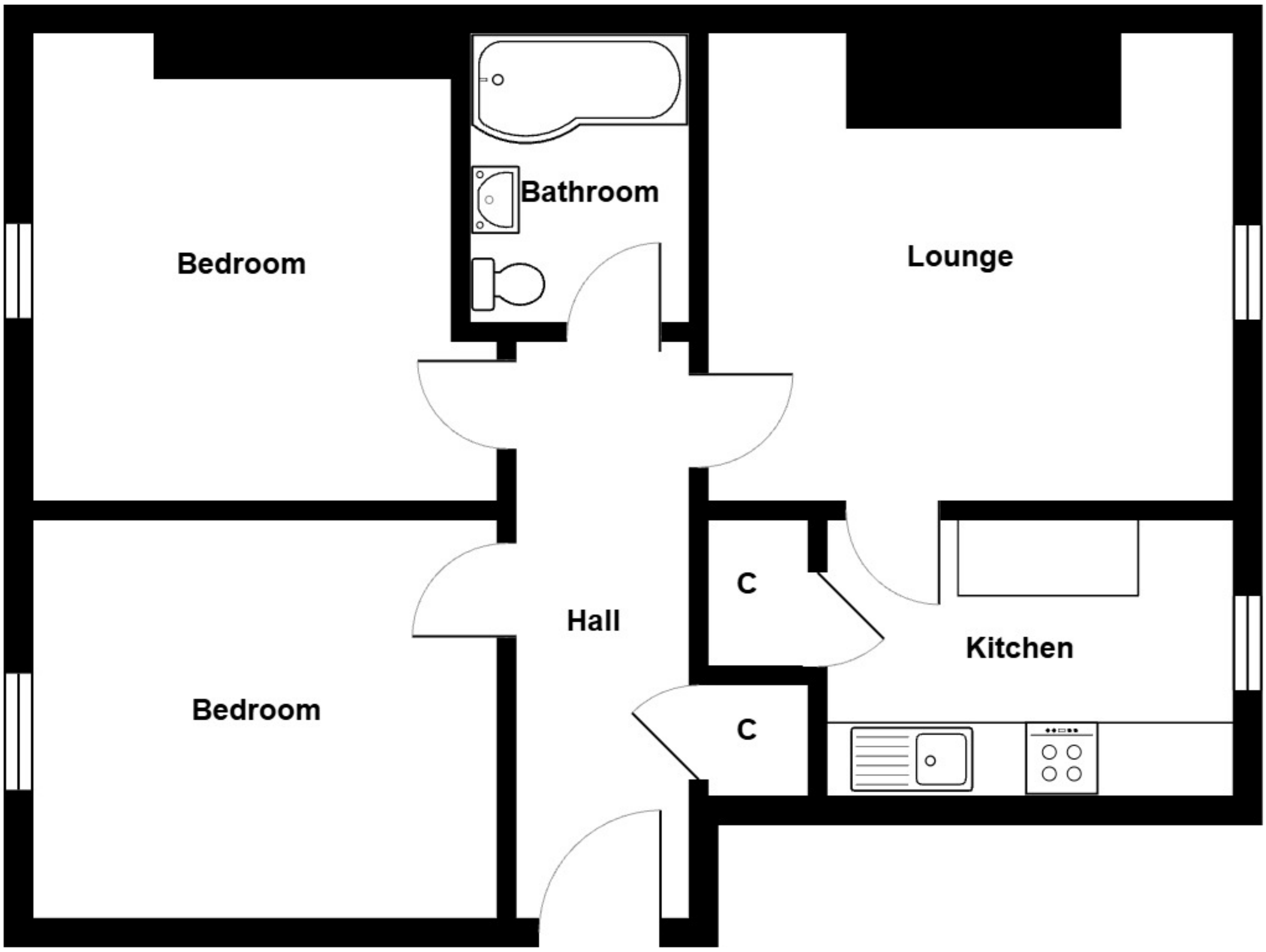
EXTERNALS





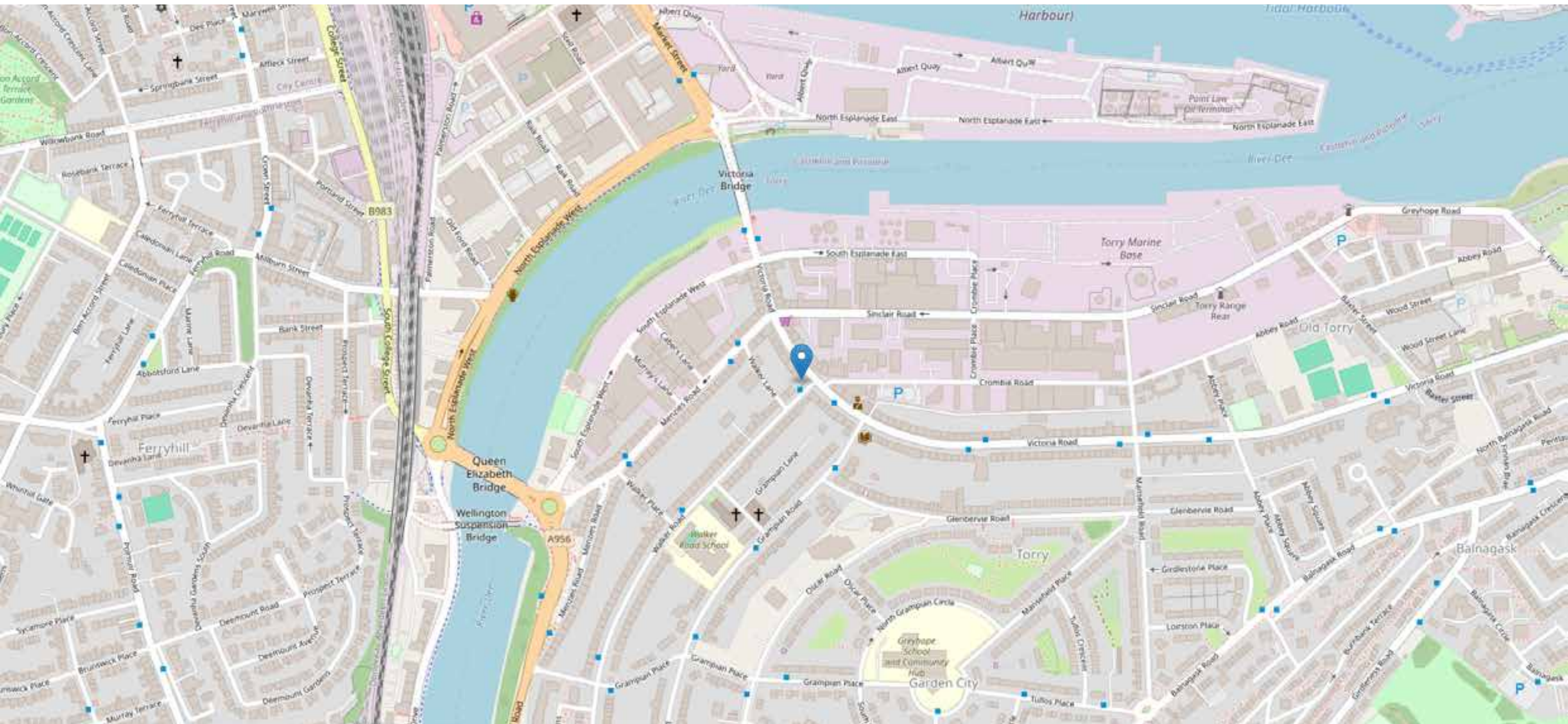


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): $54m^2$ | EPC Rating: D



THE LOCATION

This spacious property is located in a popular residential location minutes from the heart of Aberdeen city centre and Union Square.







The property is well served by specialist and local convenience shops, delicatessens, other eateries, tearooms and pubs. The area is also well served by local transport links, with main arterial routes close by. The Aberdeen University, hospital complex at Foresterhill, and Woodhill House are all easily accessible. The city centre is within walking distance, providing all the amenities you would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities. The city further offers excellent bus and rail services, with National & International flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen, providing a link to the central belt, the South and West to the city of Inverness.









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