



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat C, 13 Ashvale Place**

ABERDEEN, AB10 6QD

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## LOCATION

Ashvale Place is located off Holburn Street in a sought after location and just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a verity of pubs, clubs restaurants and superb educational and recreational facilities.

The property is well served with local shops and public transport facilities, with all major arterial routes being easily accessible.

The city of Aberdeen offers further excellent bus and rail service, with national and 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 beyond, and West to

the city of Inverness.

The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Robert Gordon University located a short distance and in addition, The Royal Cornhill and Woolman Hill Hospitals are equally as close. This truly is an ideally located property and a must view to appreciate all that is on offer.

## PROPERTY

Situated in a desirable location Flat C, 13 Ashvale Place is a spacious, one bedroom first floor flat, presented to the market in an immaculate walk-in condition. The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept traditional Victorian communal stairway.

The present owner has maintained the property to a fantastic standard, decorated throughout in a clean sharp neutral with some original features having been retained.

Offering generous sized accommodation, with full double glazing and gas central heating throughout. With its fantastic walk-in condition, central location this property would be a superb first-time purchase, would the suit the professional or student and a fantastic Buy-to-Let investment. Early viewing is highly recommended.

Internally, the accommodation comprises of a hallway providing access to the spacious lounge to the front, kitchen which has been fitted with a range of base units and free standing appliances, double bedroom with wardrobe facilities and a centrally located three piece bathroom with electric sports shower over the bath.

The communal garden grounds to the rear are fully enclosed by a high-level stone wall and feature a paved drying area with planted borders. On-street parking is available with a residents' parking permit from the local authority.



# Specifications

FLOOR PLAN, DIMENSIONS & MAP

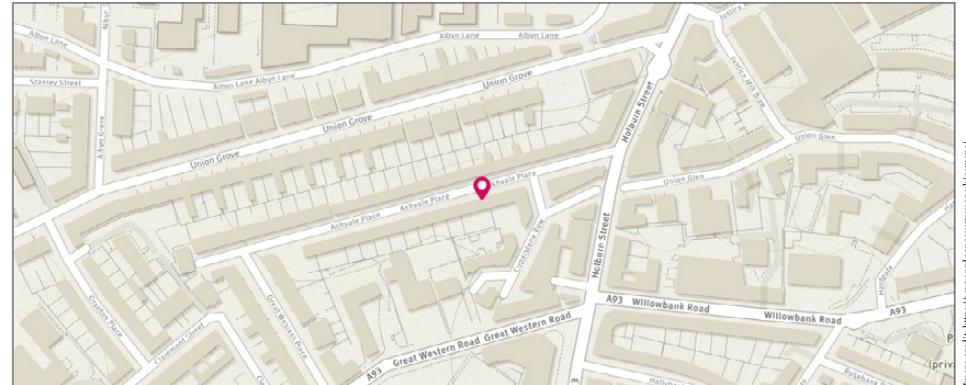


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.96m (13')
Kitchen	3.96m (13') x 2.50m (8'2")
Bedroom	3.80m (12'6") x 3.60m (11'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains blinds and light fittings. All other items of furniture including white goods are also included if required.



  
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Text and description  
**PETER REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer