




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

First Floor, 33 Mansefield Road

ABERDEEN, AB11 9QN

FIRST FLOOR, 33 MANSEFIELD ROAD

AN IDEAL FIRST-TIME PURCHASE, WITH MANY CLOSE BY AMENITIES.

Mansefield Road is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. In the area, there is a choice of primary and secondary education available.

A wide range of shops are available locally and there are facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect

33 Mansefield Road is situated off the main street and is accessed via a side gate into a private garden. Number 33 is only shared with one other flat on the ground floor.

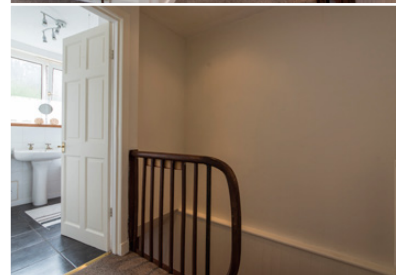
The accommodation comprises of a staircase leading up to the hallway, from here one can gain access to all of the property. Off the hallway the generous sized bright lounge which provides space for multiple items

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.

The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the south and west to the city of Inverness.

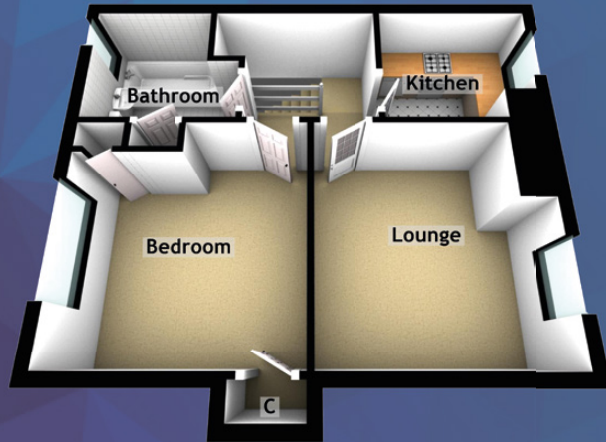
of furniture and a table for dining. The kitchen comes fully fitted with wall and floor cupboards. There is a good sized double bedroom which includes built-in storage. Finally, the property is completed by the modern bathroom with an overhead electric shower.

Externally there is a private garden with high wall providing a good deal of privacy. There is also plenty of parking available on the street.



SPECIFICATIONS

LAYOUT / DIMENSIONS / LOCATION



Approximate Dimensions (Taken from the widest point)

Kitchen	2.40m (7'10") x 2.00m (6'7")
Lounge	3.60m (11'10") x 3.50m (11'6")
Bedroom	3.60m (11'10") x 3.50m (11'6")
Bathroom	2.91m (9'7") x 2.00m (6'7")

Gross internal floor area (m²)

38m²

EPC Rating

D

Extras (Included in the sale)

All white goods, light fittings, floor fittings, curtains and blinds are to be included in the sale. Any other item may be made at separate negotiation.

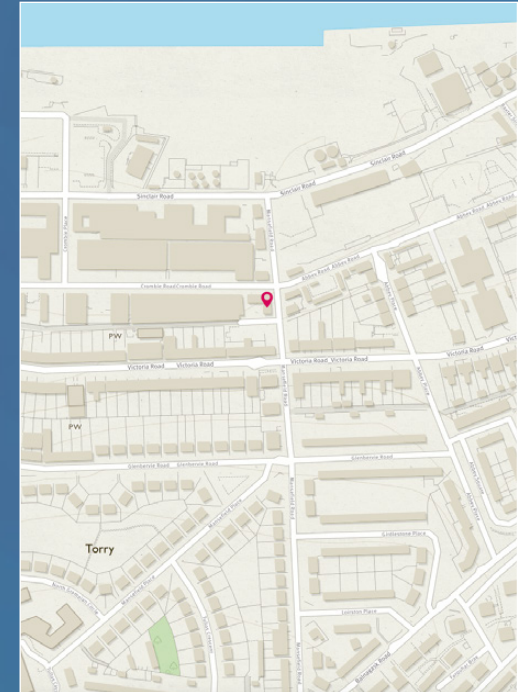


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Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY MURRAY-PATEL
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BEN DAYKIN
Designer