


McEwan Fraser Legal
Solicitors & Estate Agents
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71 Clifton Road

ABERDEEN, AB24 4RN



Location | Aberdeen

AB24 4RN

Clifton Road, Woodside is situated in an area close to many arterial routes and accordingly most parts of the city are easily accessible. With its sought after location, you are just a few 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, theatres, and cinemas to enjoy along with superb educational and recreational facilities.

The property and area are well served with local shops and great local public

transport facilities. With the city offering further excellent Bus & Rail Service, 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 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 at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.



71 Clifton Road

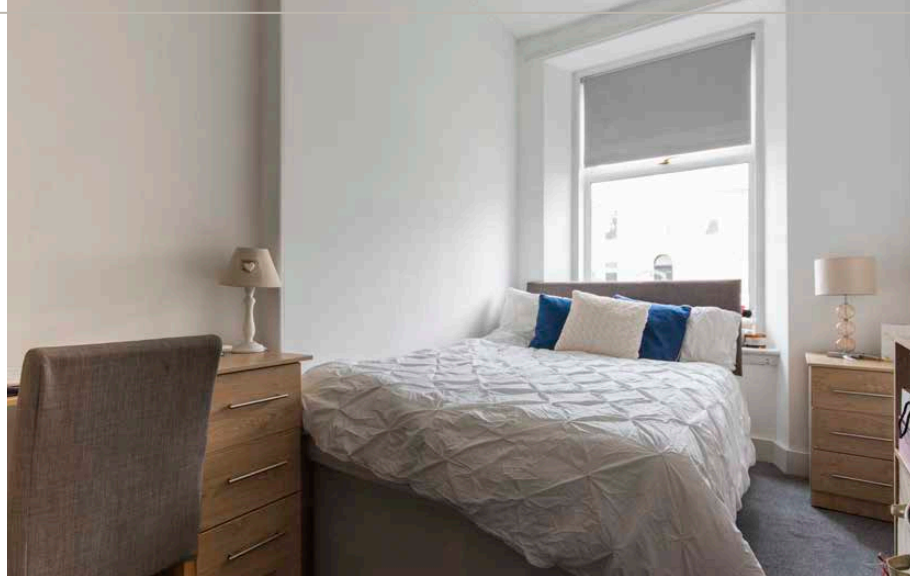
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Situated in the much sought after Woodside residential area of Aberdeen a fantastic opportunity to purchase an exceptionally spacious three bedroom ground floor apartment 71 Clifton Road is presented to the market in an immaculate walk in condition.

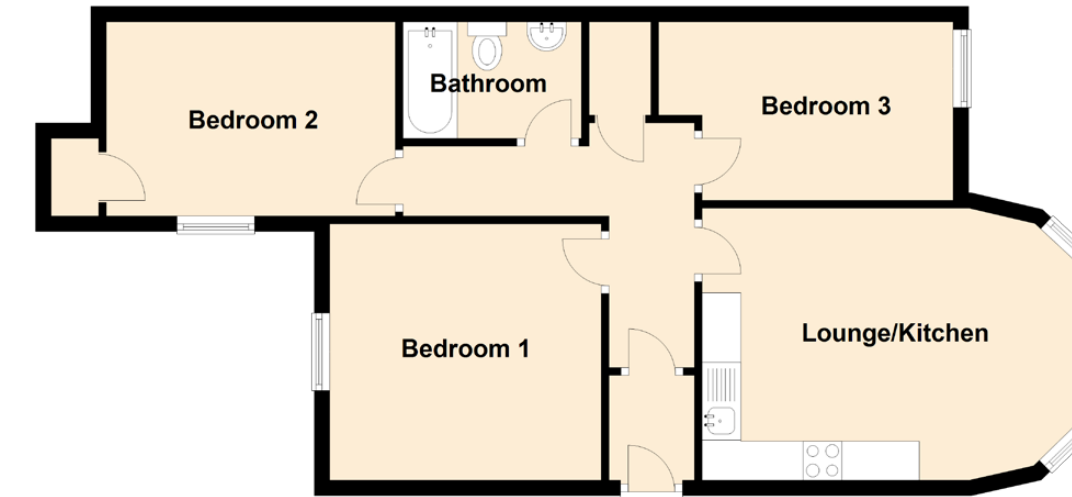
This spacious well present property has been totally refurbished and redecorated to an impeccable standard by its current owners and further benefits from full double glazing and gas central heating. Boasting a current HMO licence (House of Multiple Occupancy) with many appealing features such as immaculate fresh neutral décor, recent floor coverings, open plan modern integrated kitchen with ample base and wall mounted units with contrasting work surfaces. Three double bedrooms and an immaculate well-equipped family bathroom with shower over the bath. With its generous sized accommodation, and it's fantastic central location, this property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

Outside: On street parking is available immediately to the front of the property where you can apply for residential parking permits. A gated boundary wall to the front of the property where the small garden area is laid to decorative stone chip with a scattering of seasonal flowers. The path to the side leads to the main door of the property and on to the communal rear garden laid mostly to lawn with various shrubs and plants, with a communal drying area completing the gardens.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.59m (15'1") x 3.50m (11'6")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.40m (7'10")
Bedroom 3	3.80m (12'5") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 66m² | EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, blinds curtains, light fittings and integrated kitchen appliances. All other soft furnishings and electrical appliances are by separate negotiation.

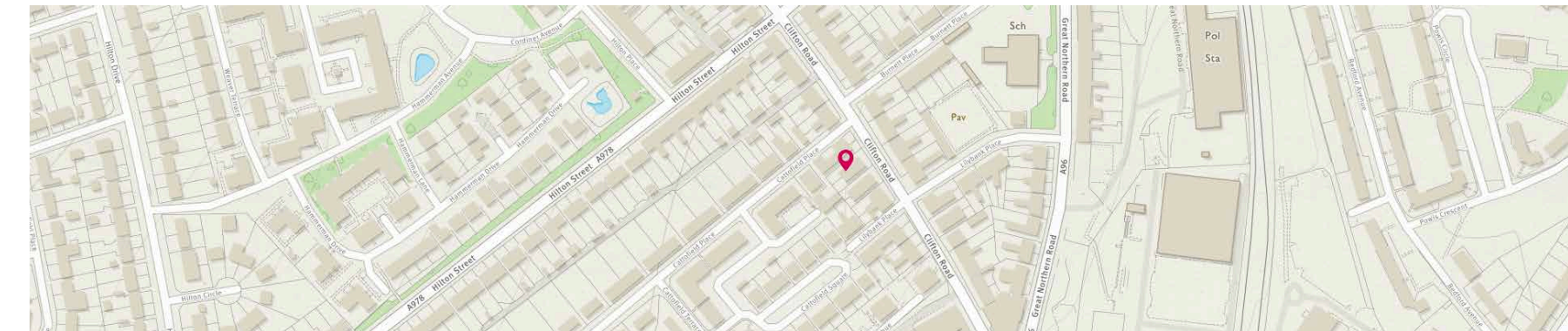


Image credit: <http://www.outline-surveys.co.uk/company/>



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Text and description
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Surveyor



Professional photography
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Photographer



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