




McEwan Fraser Legal
Solicitors & Estate Agents
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77 May Baird Gardens

ABERDEEN, ABERDEENSHIRE, AB25 3BR



The Location

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*“... located in a pleasant, tranquil setting
amidst mature woodland and parkland ...”*

The “Parkland” Development is located in a pleasant, tranquil setting amidst mature woodland and parkland, 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 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 at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.

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A fantastic opportunity to purchase an exceptionally spacious two bedroom executive apartment, located in the much sought after "Parkland" Development. Designed and completed by the renowned Cala Homes group in 2017. Number 77 May Baird Gardens is presented to the market in an impeccable walk-in condition.

This spacious stunning apartment boasts many features allowing modern day open plan living, immaculate fresh neutral décor throughout, gas central heating and modern uPVC double glazed windows. The apartment consists of a fully fitted integrated kitchen with superior appliances, spacious lounge with the French doors to the south-facing balcony, master bedroom with built-in wardrobes, changing area and en-suite shower room, a further double bedroom again with built-in wardrobes, and an impressive well-equipped bathroom with a shower over the bath. A utility cupboard and further storage cupboards are situated throughout the property.

The property is protected by a coded video entry system leading to the entrance hall, the lift and the impressive bright and well kept communal stairway. With the added benefit of being covered by an NHBC warranty.

The spacious garden grounds that surround the development are maintained under a factoring agreement, with borders containing a wide variety of plants, shrubs and seasonal flowers, wooded and open park areas are fantastic for dog walking. Allocated parking within the car park and further visitors parking is also available.

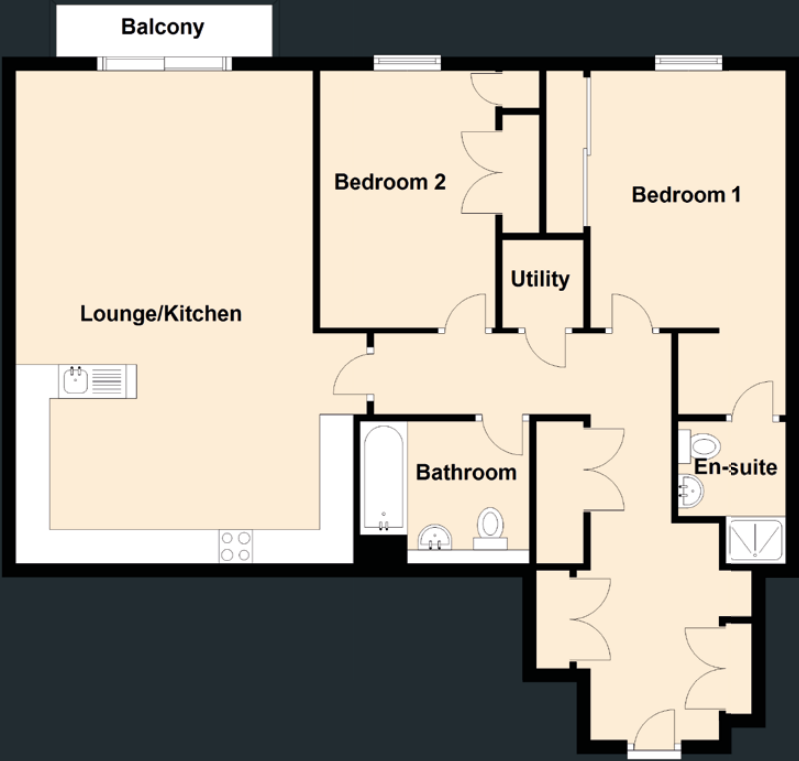
With its fantastic desirable location, this property would suit a professional couple a stunning retirement apartment or a fantastic Buy-To-Let investment. Early viewing is a must and is highly recommended.





The Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.30m (23'11") x 5.20m (17'1")
Utility	1.30m (4'3") x 1.20m (3'11")
Bedroom 1	5.10m (16'9") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 91m² | EPC Rating: B

Extras (Included in the sale): The property will be sold inclusive of all fitted carpets and floor coverings, blinds, light fittings together with the integrated kitchen appliances.

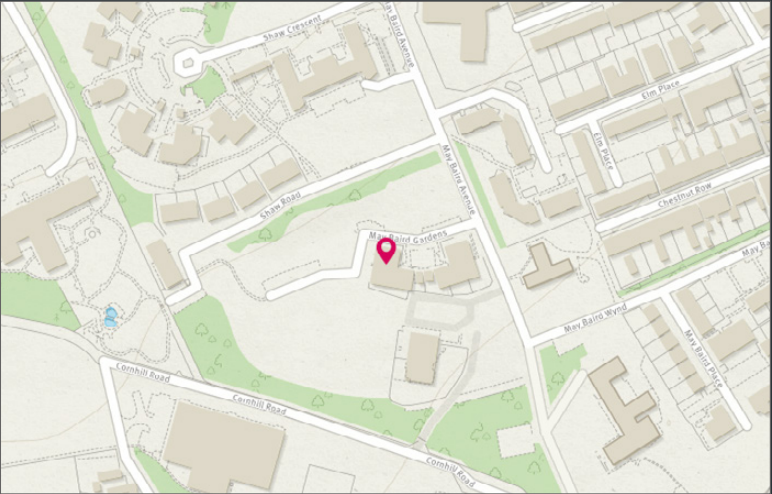


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