

  
**McEwan Fraser Legal**

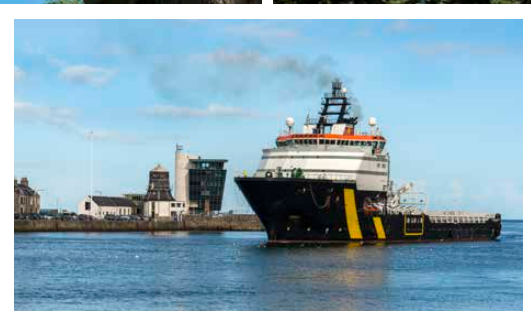
Solicitors & Estate Agents

01224 472 441

**144 Pennan Road**

ABERDEEN, ABERDEENSHIRE, AB24 2UE





# ABERDEEN

ABERDEENSHIRE, AB24 2UE

Pennan Road lies to the north of Aberdeen city centre where you are just a few minutes from Aberdeen University, with the new bridge allowing quick access to all arterial routes to the business centres within the Bridge of Don and the north of the city.

Locally there is an abundance of local and specialist shops, with regular local public transport links too many parts of the city is readily available. Nursery, primary and secondary schools are in the area with lovely walks are available in nearby award-winning Seaton Park.

The city provides all the amenities one would expect with 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. There are also some superb recreational and leisure facilities all within easy reach with a multitude of activities for the outdoor enthusiast.

The property and area are well served by local public transport facilities with the city offering further excellent bus and rail services, 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. The property is also ideally located for both the student and the professional employee with both, Aberdeen University and Aberdeen Exhibition centre close by.



# 144 PENNAN ROAD

ABERDEENSHIRE, AB24 2UE

144 Pennan Road is located in a well established residential area and lies close to Aberdeen University. This exceptionally spacious two-bedroom flat forms part of a particularly well-maintained block, offering immaculate accommodation on one level.

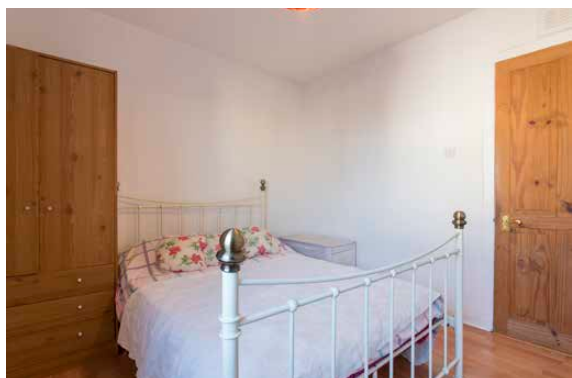
Presented to the market in a walk-in condition with fresh contemporary décor throughout, further benefits include gas fired central heating, double glazed windows, a security door entry system and ample parking within a residents car park. This property offers the discerning purchaser a fantastic home or an excellent buy-to-let opportunity in a popular residential location. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway with built-in storage, a spacious lounge with open views and a modern well-fitted comprehensively equipped kitchen with dining area. There are two good sized double bedrooms, and a modern bathroom with shower over the bath completes the accommodation.

There is ample residents and visitor parking and a shared drying green with rotary clothes dryers.

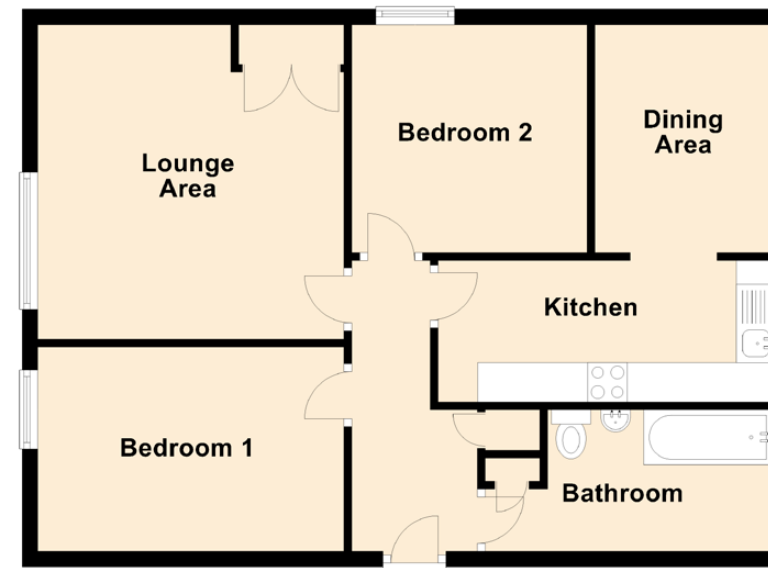






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

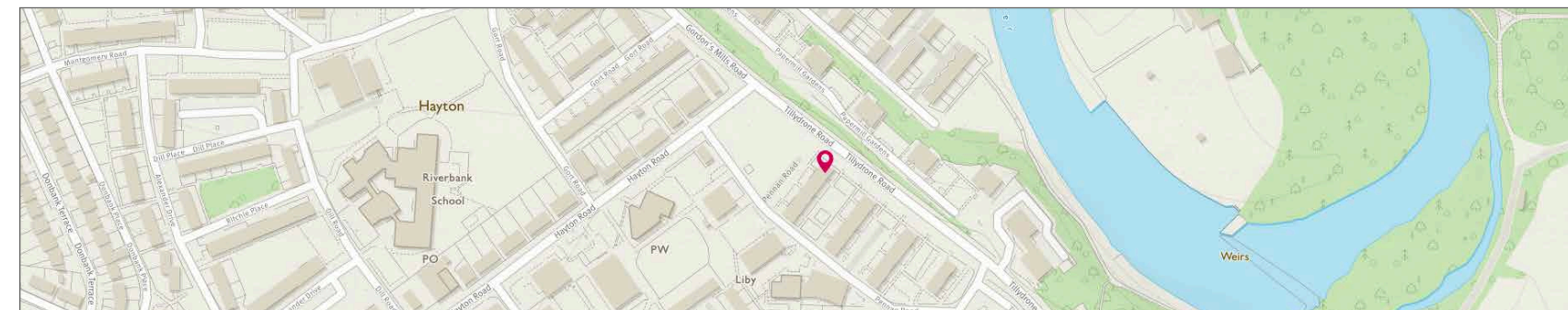


Approximate Dimensions (Taken from the widest point)

Lounge Area	4.00m (13'1") x 3.90m (12'10")
Kitchen	4.30m (14'1") x 1.80m (5'11")
Dining Area	2.90m (9'6") x 2.30m (7'7")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C

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







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Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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THE SUNDAY TIMES  
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Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer