




McEwan Fraser Legal
 Solicitors & Estate Agents
 01224 472 441

60 Top Floor Right Watson Street

ABERDEEN, ABERDEENSHIRE, AB25 2SU

ABERDEEN

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Located in a sought after residential location minutes from the heart of Aberdeen city centre. The property is well served by specialist and local convenience shops, delicatessens, other eateries, tearooms and a local pub. The area is also well served by local transport links with main arterial routes close by making all areas of Aberdeen easily accessible. The Aberdeen Hospital Complex at Foresterhill, Woodhill House and the open spaces of the Westburn and Victoria Parks are all a short walk and minutes from the property. The city centre is within walking distance 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 city offers 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 West to the city of Inverness.



60

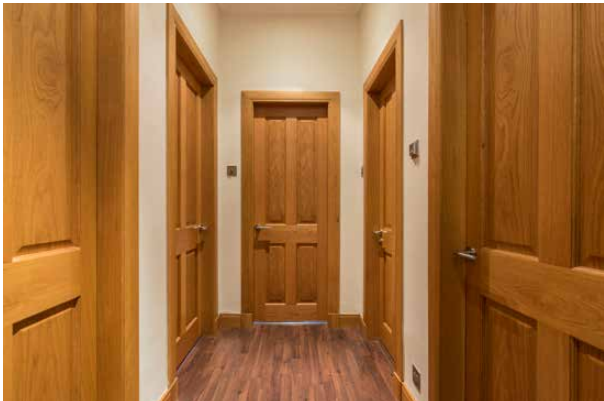
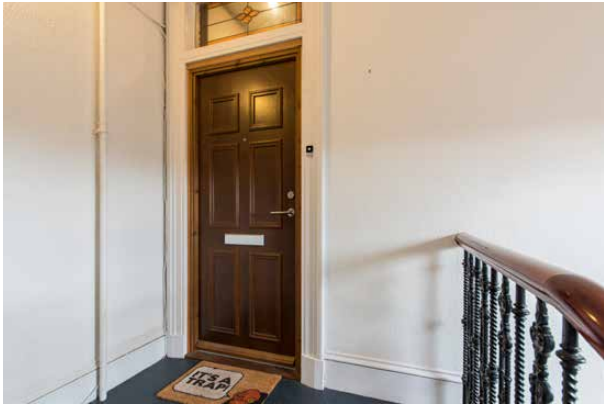
TOP FLOOR RIGHT WATSON STREET

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Situated in a desirable location number 60 Watson Street is presented to the market in an immaculate walk-in condition. The present owner has maintained this property to an impeccable standard with no expense spared. Offering generous sized accommodation which has been decorated in a clean sharp neutral tone, the property further benefits from full double glazing and gas central heating throughout. With its fantastic 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. This truly is a must view property and with its fantastic location would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended you will not be disappointed.

The property comprises of an internal hallway leading to all other rooms, spacious lounge with a large picture window looking across to Victoria Park, a very stylish modern kitchen fitted with superior integrated appliances. Centrally located three-piece shower room with sports shower, Two bright and large double bedrooms complete the accommodation, further storage facilities are available in the attic space accessed by a Ramsey ladder.

Parking permits can be applied for that can be used outside and close to this property. The rear communal garden with drying areas are kept in a tidy condition laid to lawn with a scattering of seasonal flowers.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	4.40m (14'5") x 2.40m (7'10")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 2	3.10m (10'2") x 2.40m (7'10")
Shower Room	3.10m (10'2") x 1.50m (4'11")

Gross internal floor area (m²): 58m² | EPC Rating: D

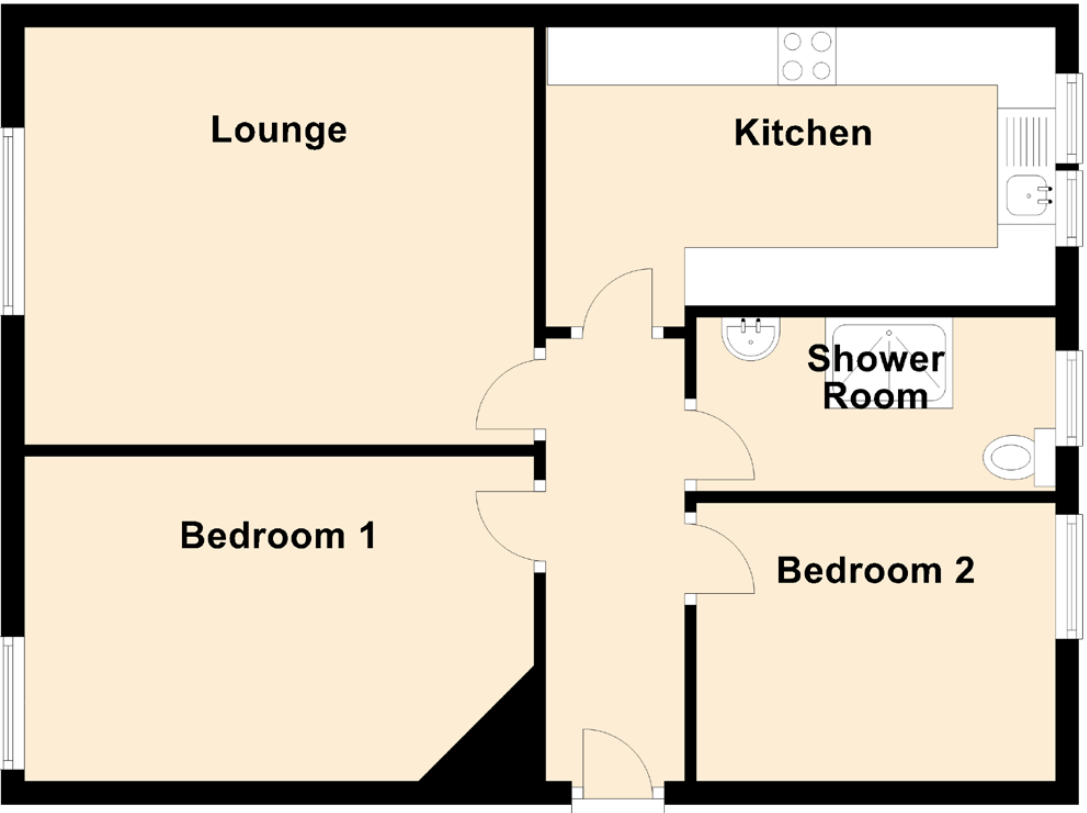


Image credit: <https://www.outdoorcurvy.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer