


McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

Top floor left, 59 Powis Terrace

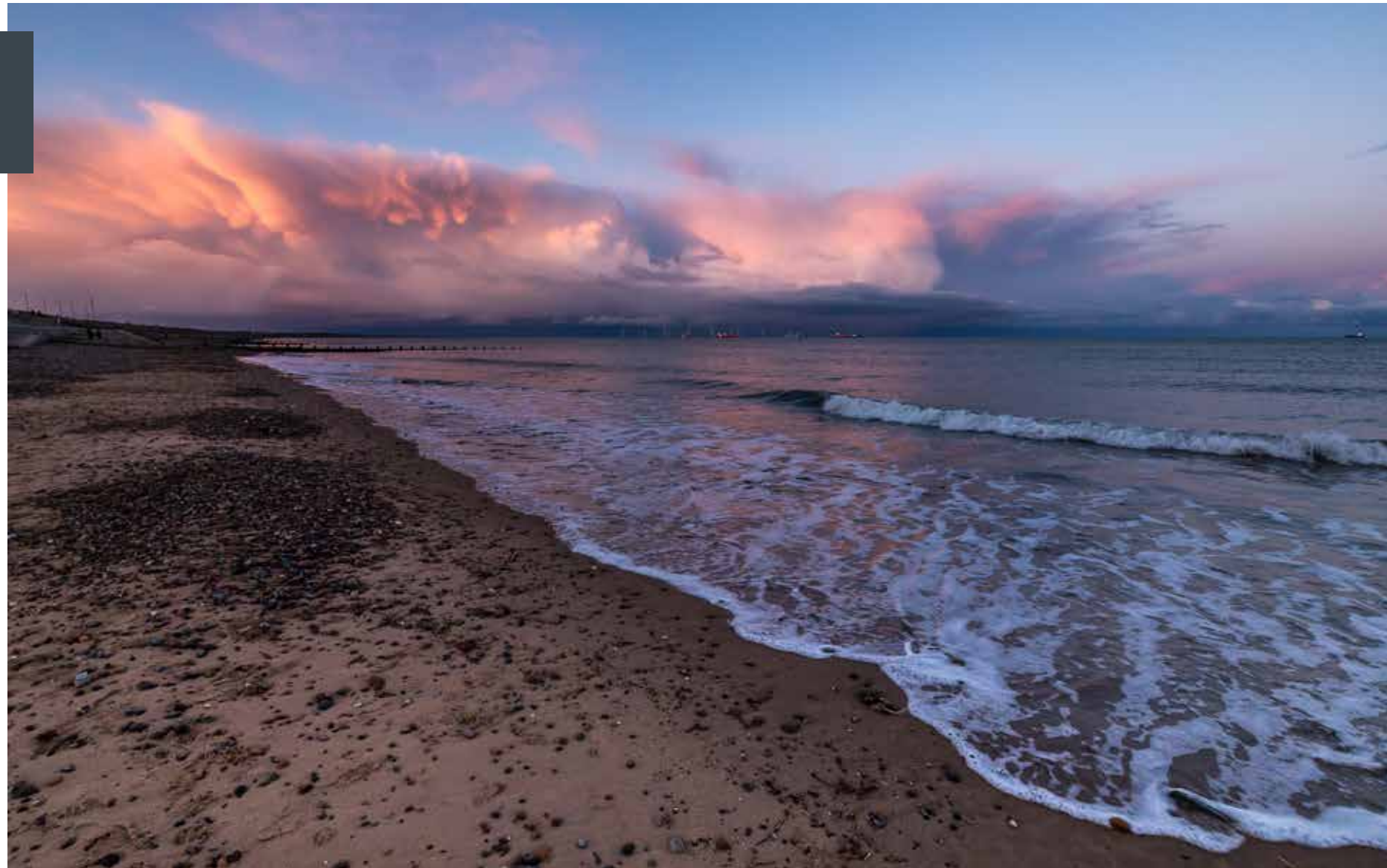
KITTYBREWSTER, ABERDEEN, AB25 3PZ

The Location

KITTYBREWSTER, ABERDEEN, AB25 3PZ

59 Powis Terrace is located in a popular residential area between the Kittybrewster and Berryden retail parks, the area is well served with local shops and public transport facilities, with all major arterial routes being easily accessible and therefore ideally located for both the student and the professional employee with Aberdeen University located a 10-minute walk from the property, as well as the Foresterhill Health Campus which contains Aberdeen Royal Infirmary, Royal Aberdeen Children's Hospital and the medical campus for both local universities, The Royal Cornhill, and Woodend Hospitals are also easily accessible.

The city centre is a short distance and provides all the amenities one would expect from modern-day city living. There are retail units, pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities, there is a fantastic amount of indoor and outdoor activities all within easy reach of the property. Aberdeen offers further excellent bus and rail service, with national and international flights being provided from Dyce Airport.



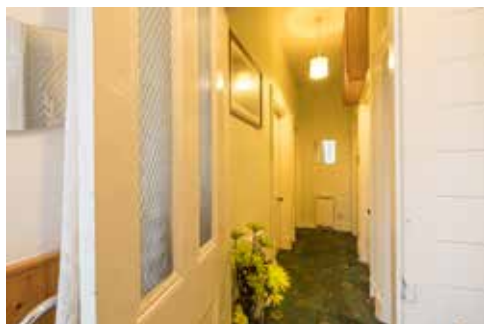
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59 Powis Terrace is a two-bedroom property located on the top floor (second) and provides a spacious modern-day living. The present owners during their tenure have modernized and upgraded when and where necessary. The property benefits from a clean neutral colour scheme with full double glazing and electric heating system.

The property is protected by a security entry system leading to the entrance hall and the impressive bright well kept communal stairway. This truly is an ideally located property and a must view to fully appreciate, with its central location this property would be a superb first-time purchase, would suit the student or the professional couple or a fantastic buy-to-let investment.

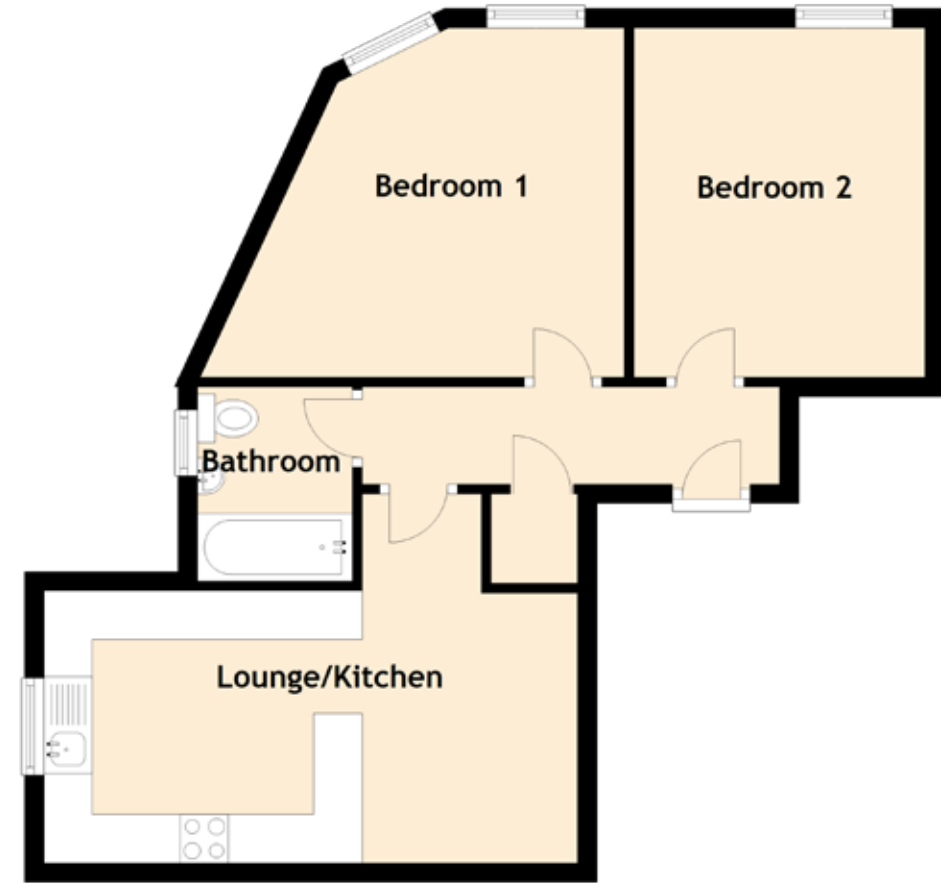
Internally, the accommodation comprises of a hallway providing access to all accommodation, there are two large double bedrooms one of which has fitted wardrobes, and the other has dual aspect windows that flood this room with natural light. The dining kitchen is open plan and incorporates the lounge area, the kitchen which has been fitted with a range of wall and base units and stand-alone appliances. The centrally located three-piece bathroom with shower over the bath completes the accommodation.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

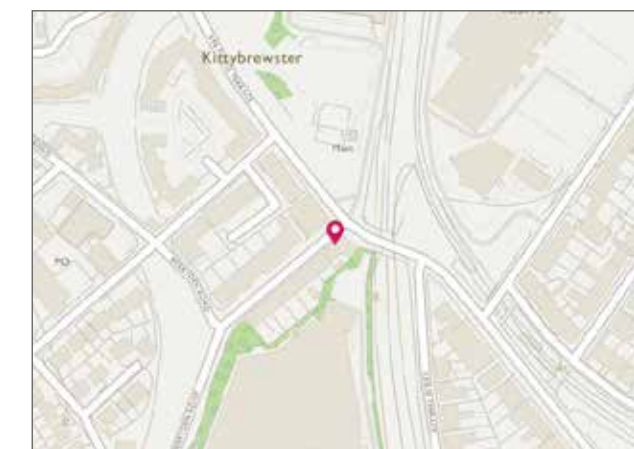


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.50m (18'1") x 3.80m (12'6")
Bedroom 1	4.40m (14'5") x 3.32m (10'11")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 56m² | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades will be included as part of the sale. Additional soft furnishings and electrical items are by separate negotiation.






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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
MICHAEL MORLEY
 Photographer



Layout graphics and design
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