

75 Littlejohn Street

ABERDEEN, AB10 1FL



*A two-bedroom apartment within a short walk
of the city centre and all it has to offer*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom city centre flat in Aberdeen. The property is tastefully decorated in neutral colours throughout and has very generous room sizes, one big bonus being a completely separate kitchen that is accessed via a door from the lounge.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with lots of natural light
- Separate kitchen with free standing appliances

THE KITCHEN





- Bathroom with bath and shower over head
- 2 bedrooms with built-in cupboards to bedroom 1

THE BATHROOM



BEDROOM 1



BEDROOM 2

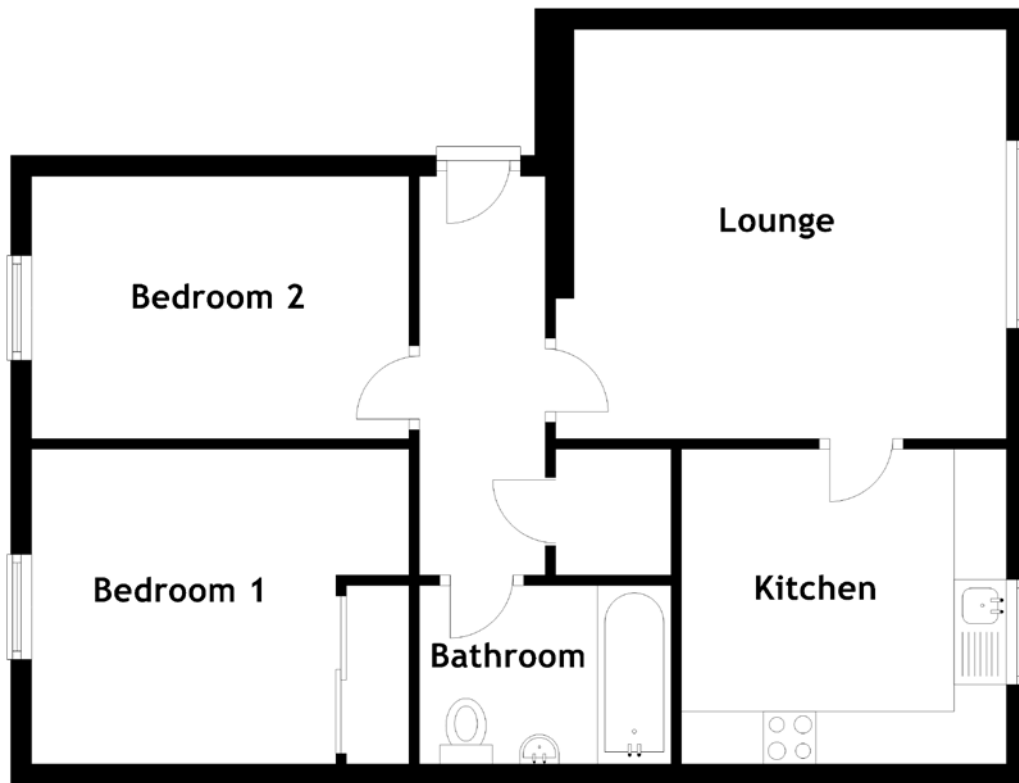


In addition, the property also has allocated parking available. This is a fantastic opportunity to snap up a brilliant city centre investment or take those first steps onto the property ladder.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



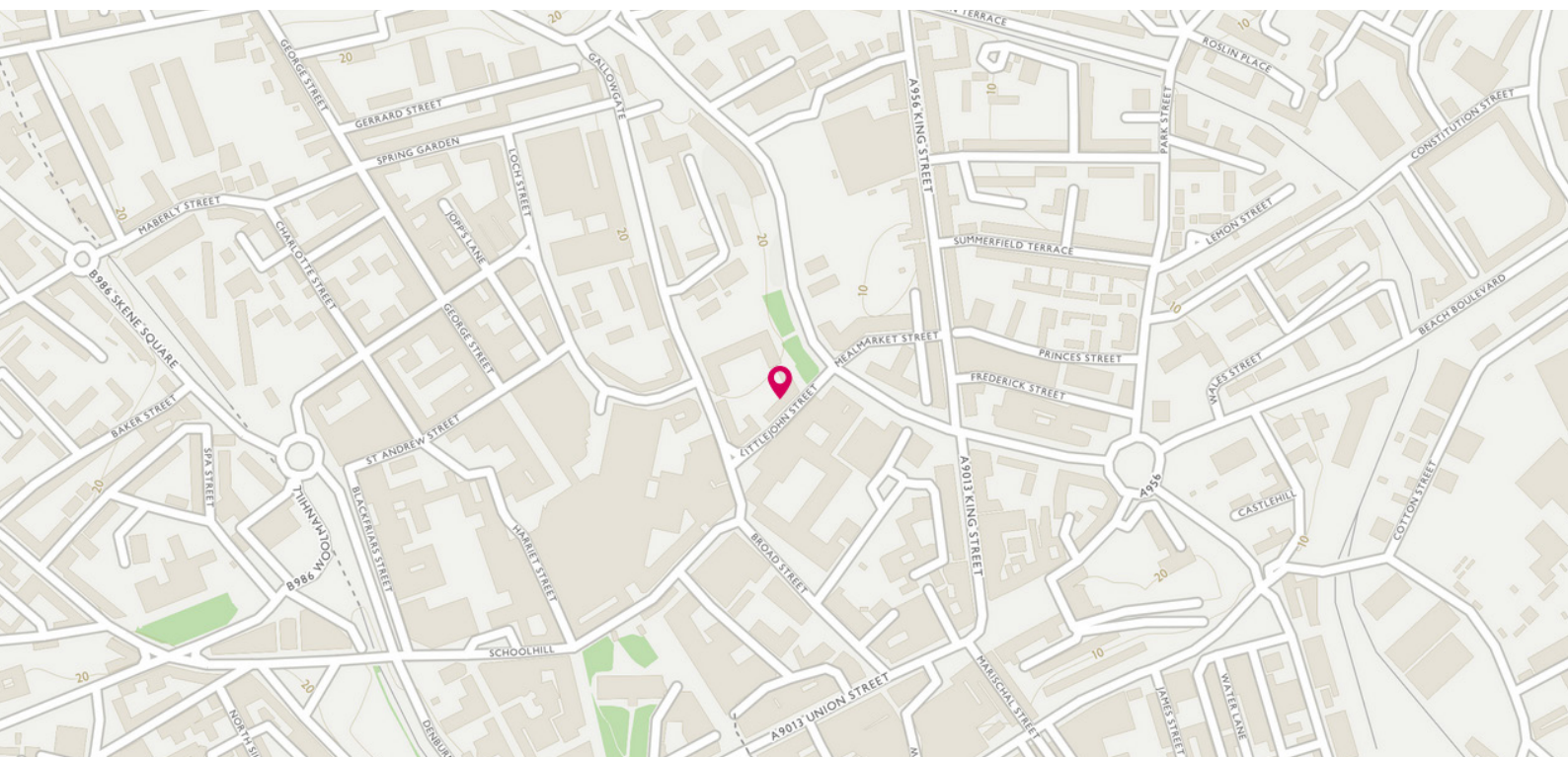
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")

Bedroom 2	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 58m²

EPC Rating: C



THE LOCATION

Littlejohn Street is set just off Gallowgate in a prime location, Just a few minutes walk and you are in the heart of Aberdeen city centre, providing 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. 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. The development has 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.

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
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Surveyor



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