


McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

5 Erskine Street

ABERDEEN, AB24 3NP

THE LOCATION

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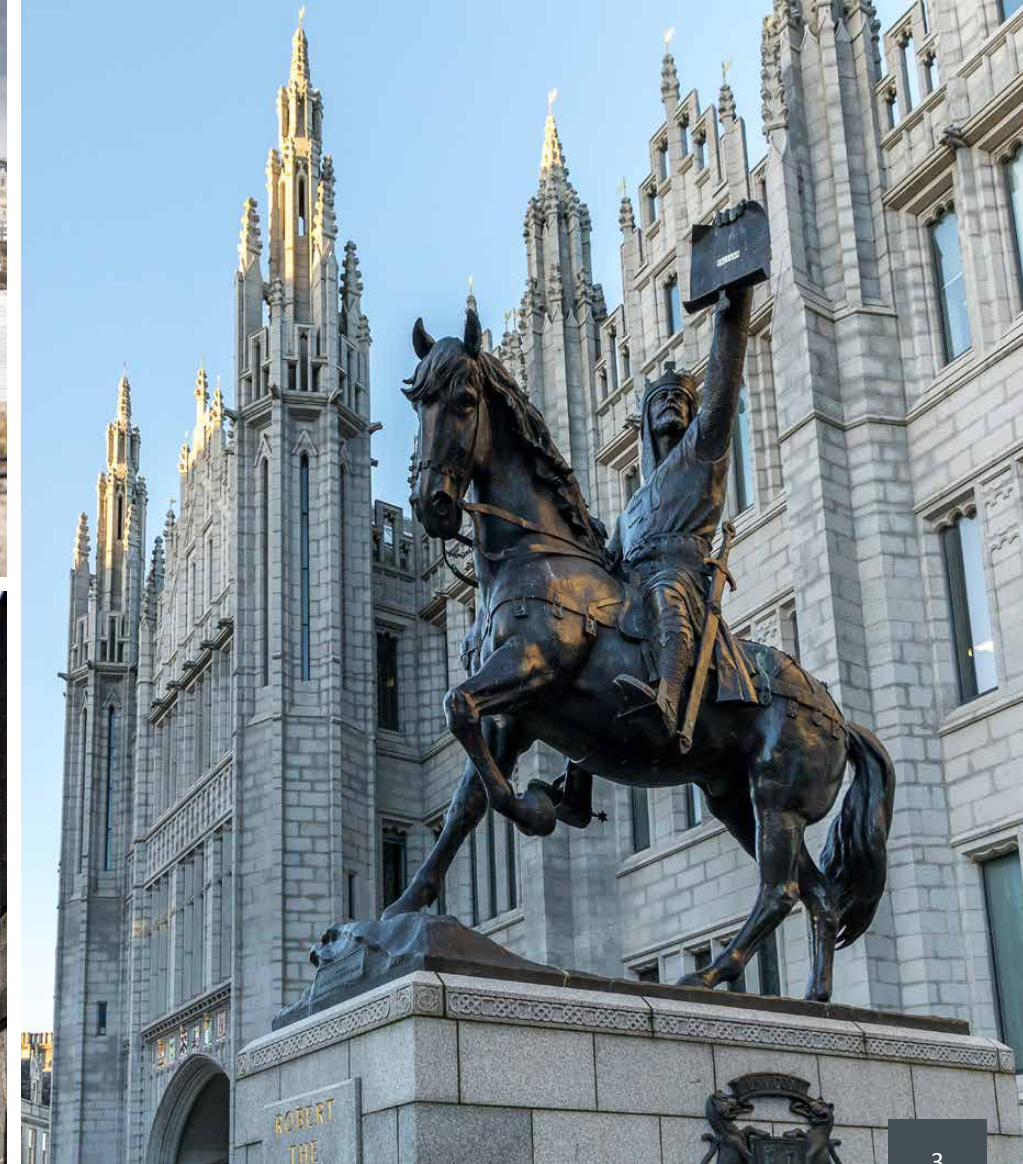
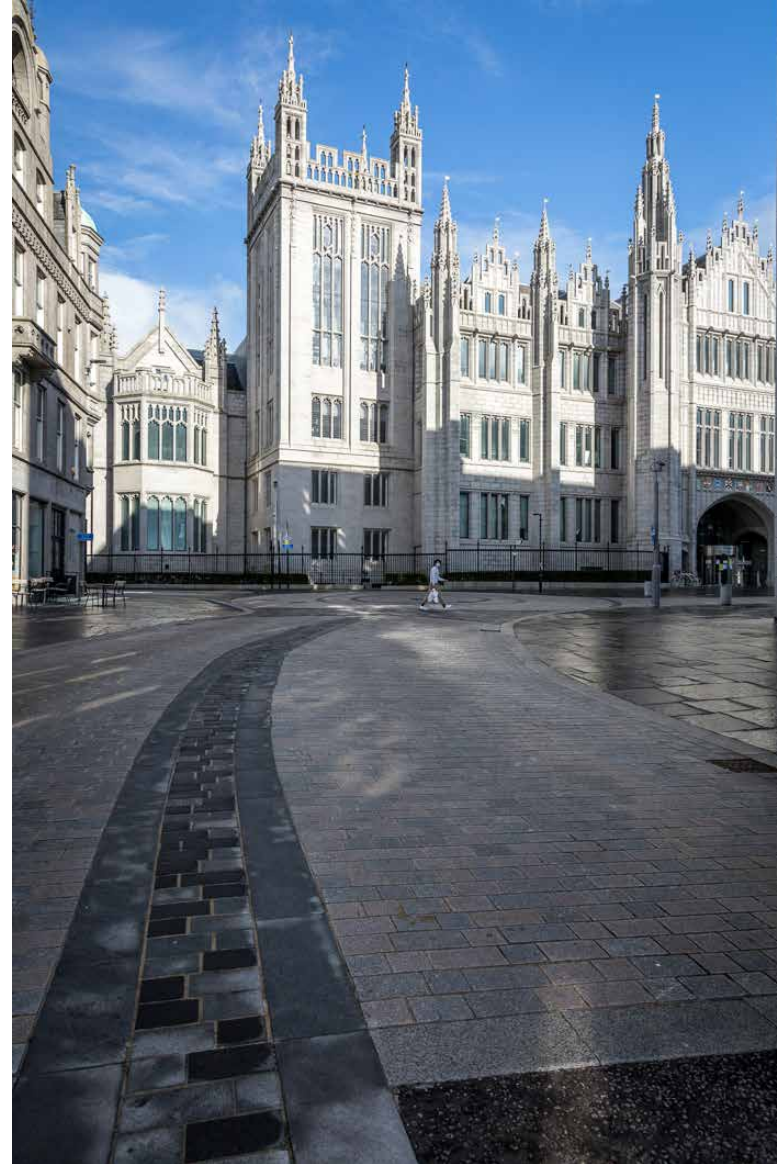
Number 5 Erskine Street is located in a popular residential area close to Aberdeen University and Spital with its local shops, cafes and amenities.

The city centre is some ten minutes walk from the property and regular public transport to this and many parts of the city and beyond is readily available.

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. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt and west to the city of Inverness. The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College and Foresterhill Hospital nearby.

The fantastic beach and the Beach Boulevard are also within walking distance.



5 ERSKINE STREET

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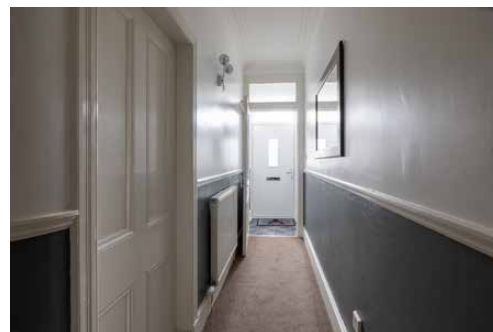
McEwan Fraser Legal is delighted to bring to the market this beautiful modern, potentially two-bedroom ground floor self-contained apartment.

The current owners during their tenure have upgraded and modernised to an extremely high standard and retained many original features. The property has been thoughtfully decorated throughout and further benefits from gas central heating and double glazing.

The accommodation comprises a privately owned entrance with a vestibule to the hallway; a large, bright, airy lounge with a stunning bay window and a feature fireplace that has previously been used as the main bedroom; kitchen with a range of modern fitted base and wall mounted units with contrasting worktops with private access to the garden, a formal dining room/second lounge, large double bedroom with cupboard, a recently installed luxury shower room with quality fittings completes the accommodation.

This property is ready to walk into and has been maintained to an excellent standard. A fantastic self-contained property that would suit the professional couple the first time purchaser or even buy to let - viewing is highly recommended to appreciate the standard of property on offer.

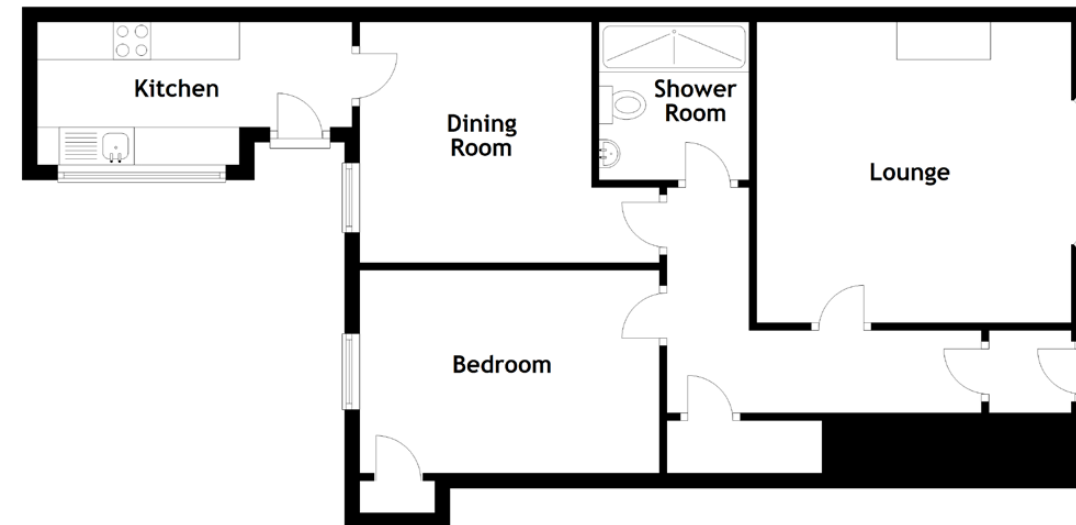
On-street parking is available at the front of the property. The shared rear garden with two other owners has a large perimeter wall and is laid to lawn with borders containing various shrubs, plants and seasonal flowers, a safe and secure environment ideal for enjoying the sun within the summer months. Exclusive storage shed and shared wash house.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

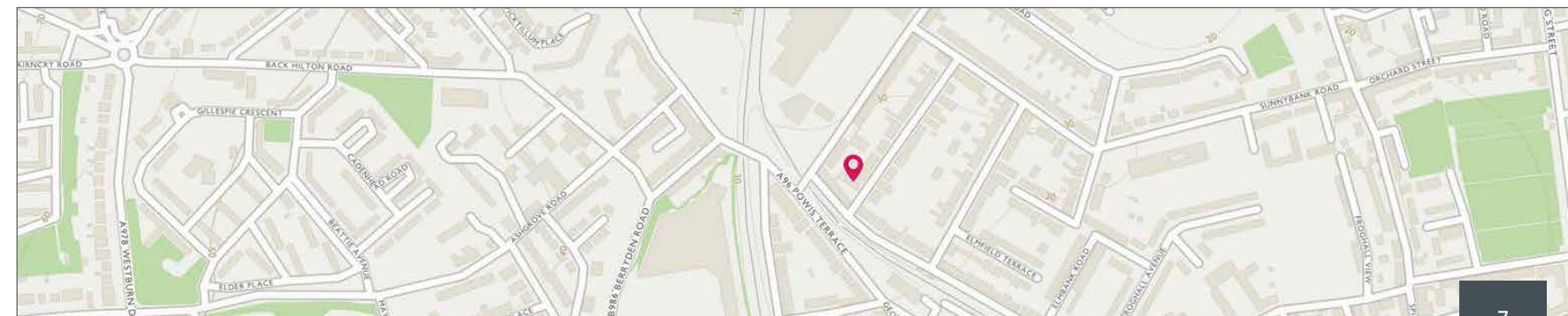


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Shower Room	2.10m (6'11") x 2.00m (6'7")
Dining Room	4.00m (13'1") x 3.20m (10'6")
Bedroom	4.00m (13'1") x 2.70m (8'10")
Kitchen	4.20m (13'9") x 1.90m (6'3")

Gross internal floor area (m²): 66m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings. Other soft furnishings and electrical items are available by separate negotiation.





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Part
Exchange
Available

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