

1L, 9 Nellfield Place

ABERDEEN, ABERDEENSHIRE, AB10 6DE



The apartment is immaculate, perfect for a first-time buyer or increasing your buy-to-let portfolio



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McEwan Fraser Legal is delighted to present this one-bedroom first floor left flat. Set on Nellfield Place, which is within 10 minutes (0.5 miles) walking distance of Aberdeen Union Street. Conveniently there are bus stops close by on Great Western Road and Holburn Road. The property is in pristine walk-in condition. The property benefits from uPVC double glazing and gas central heating (Baxi CH Boiler only 4.5 years old).

THE LOUNGE



The accommodation comprises a small entrance hall, sizeable welcoming lounge and fully fitted wider than standard galley kitchen. The kitchen has excellent cupboard space, a Lamona ceramic hob, electric oven, washing machine, fridge/freezer and microwave.

THE KITCHEN





There is a large double bedroom with mirrored double wardrobe storage plus a cupboard, as well as a good-sized modern shower room.

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Viewing is essential to appreciate the quality, condition and location.

THE SHOWER ROOM



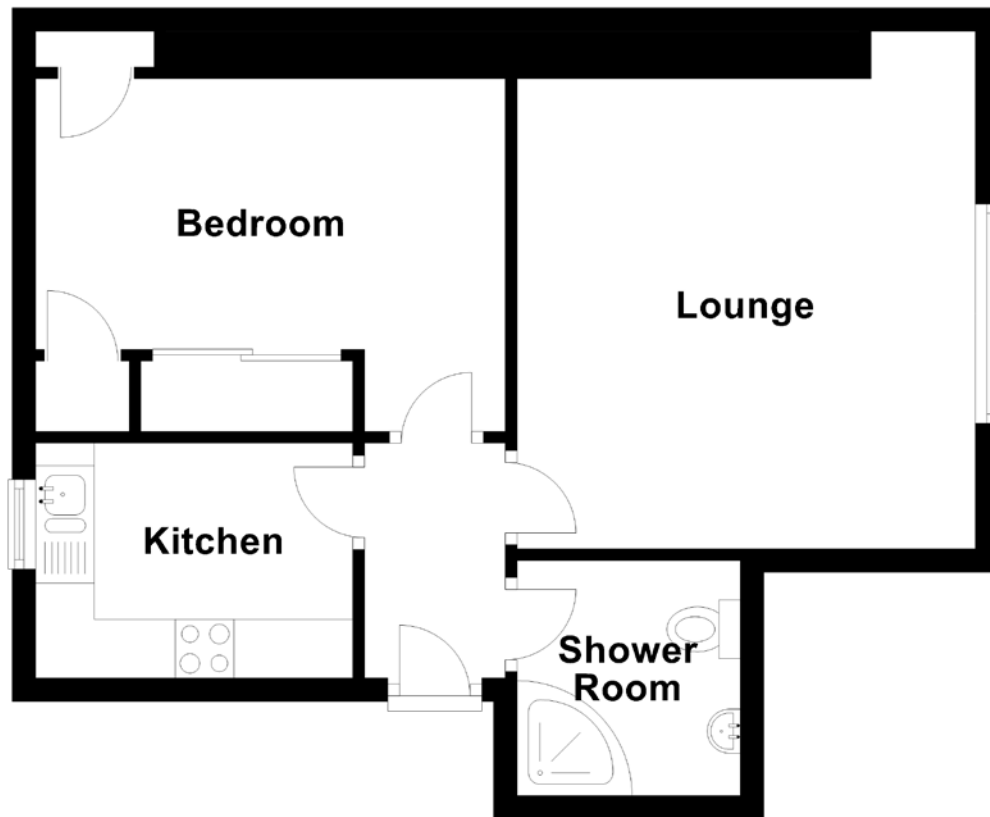
THE BEDROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

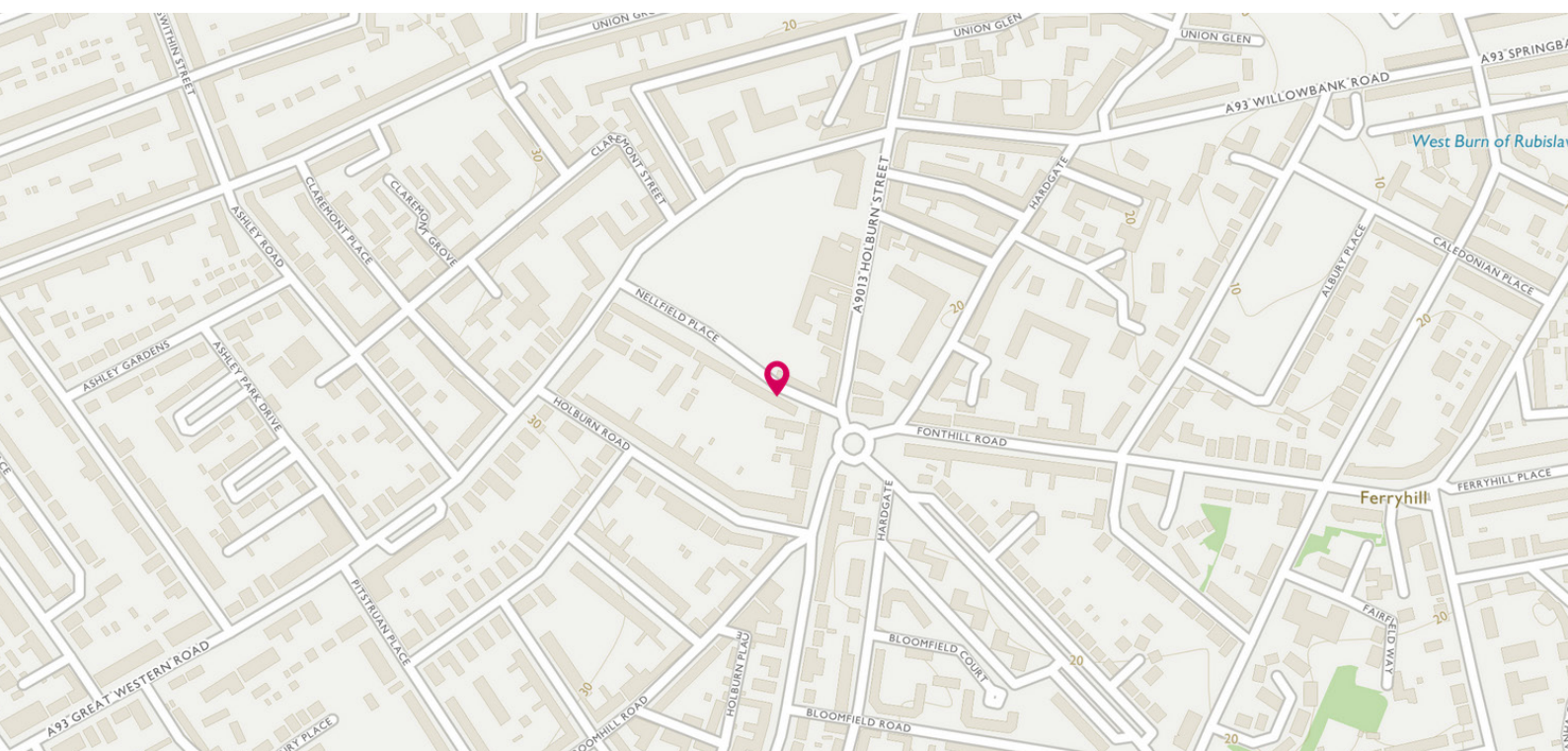


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")
Kitchen	2.70m (8'10") x 2.00m (6'7")
Bedroom	4.00m (13'1") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.90m (6'3")

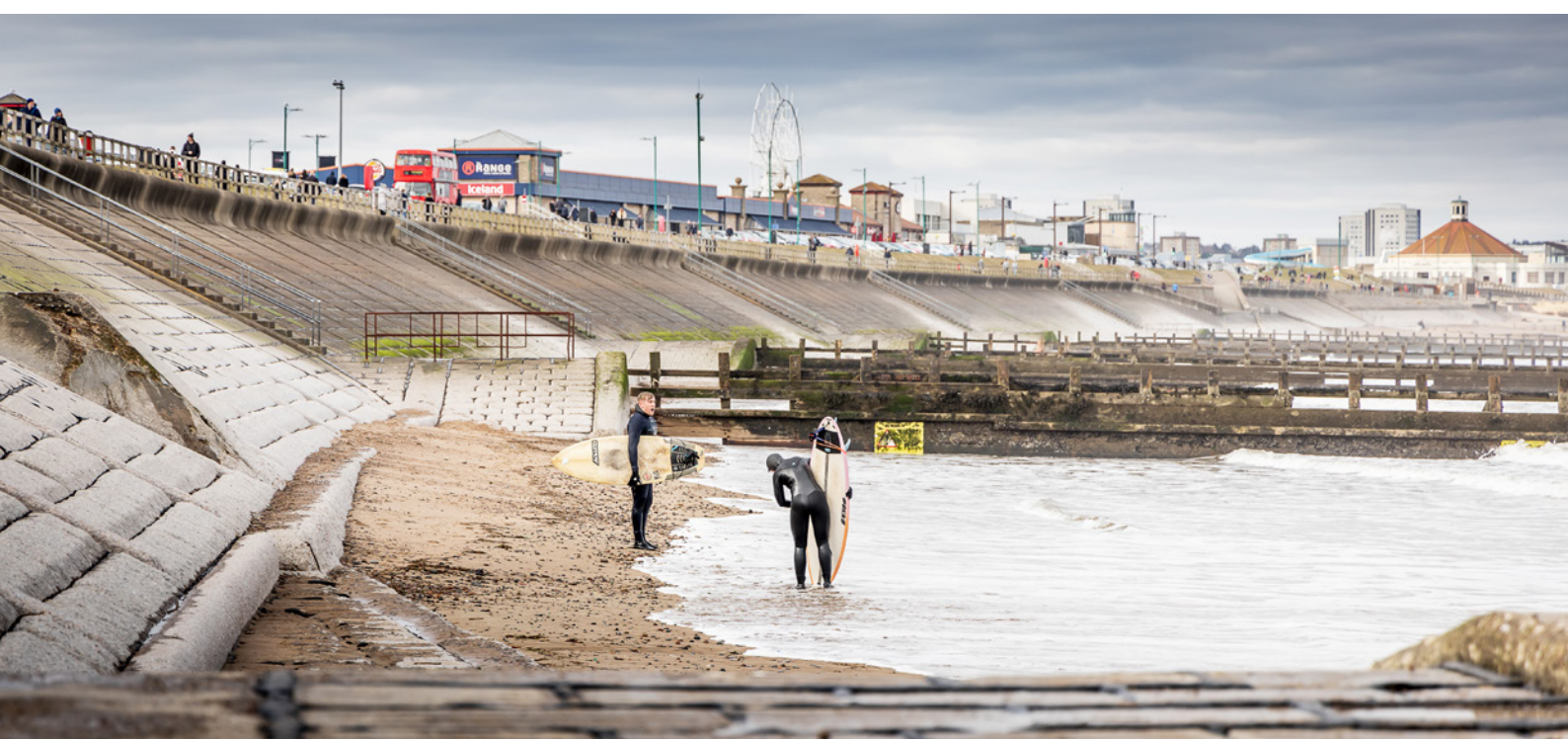
Gross internal floor area (m²): 42m²
EPC Rating: C

Extras (Included in the sale): The property includes all fixtures and fittings, furniture and white goods are available by separate negotiation.



THE LOCATION

Nellfield Place is a popular residential area close to many arterial routes, and accordingly, most parts of the city are easily accessible. A sought after location, just a few minutes from the heart of Aberdeen city centre.





All the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities. The area is well served with local shops and excellent local public transport facilities. The city offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The East Coast Rail network operates via Aberdeen, linking the central belt and beyond. The property is also ideally located for both the student and the professional employee. Aberdeen University, the Robert Gordon University and the Foresterhill Hospital complex are a short walk from the property.

McEwan Fraser Legal

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Part
Exchange
Available



Text and description
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