

Flat D, 132 Glenbervie Road

ABERDEEN, AB11 9JP



A large two-bedroom first floor flat introduced to the market in good condition and is available for occupation immediately



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McEwan Fraser Legal is delighted to present 132D Glenbervie Road, a large two-bedroom first floor flat introduced to the market in good condition and is available for occupation immediately.

THE LOUNGE



Accommodation is clean, neutral colours and comprises a well-proportioned airy lounge with a fantastic natural wood floor as well as a galley kitchen featuring a cooker/oven, fridge freezer, washing machine, and ample cupboard and storage space.

THE KITCHEN





There is one large double bedroom with a built-in Aberdeen cupboard and one medium-sized double bedroom with a double wardrobe. A bathroom with a shower over the bath completes the accommodation. Storage is excellent, including a large closet off the hall; furthermore, the property benefits from gas central heating with a Worcester Combi boiler and uPVC double glazing.

BEDROOM 1



BEDROOM 2



THE BATHROOM

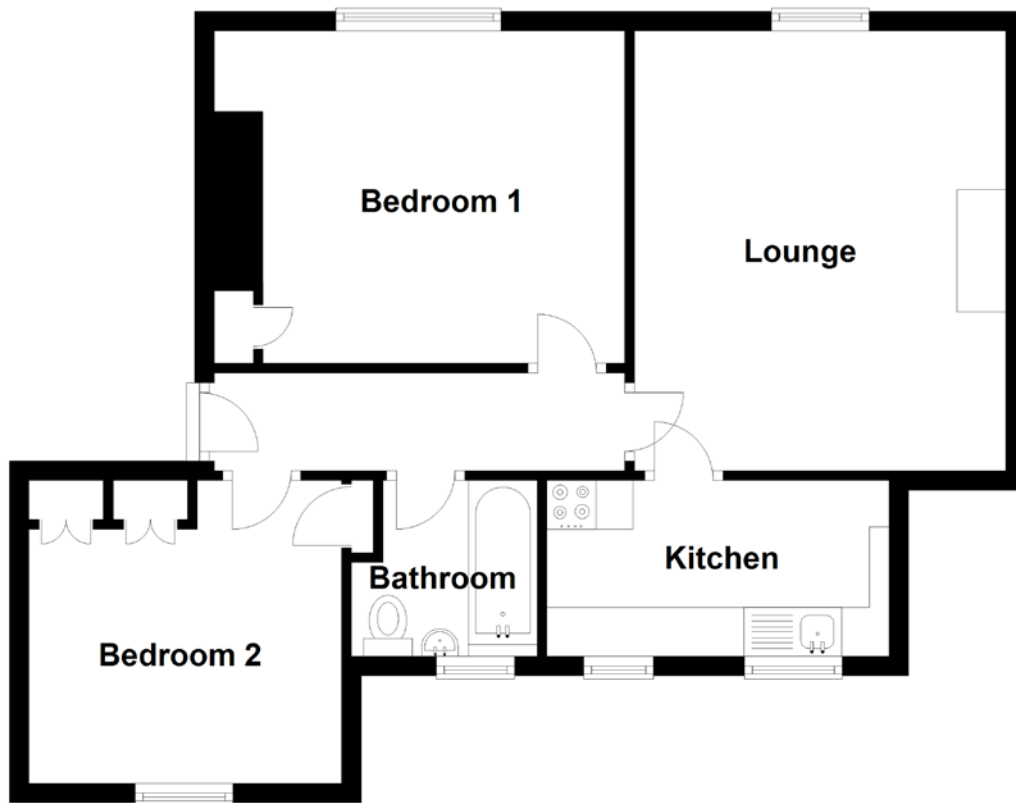


With its immediate availability and size, this property would be a superb first-time purchase and suit a young family or a fantastic buy-to-let investment. Viewing is essential to appreciate the value.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

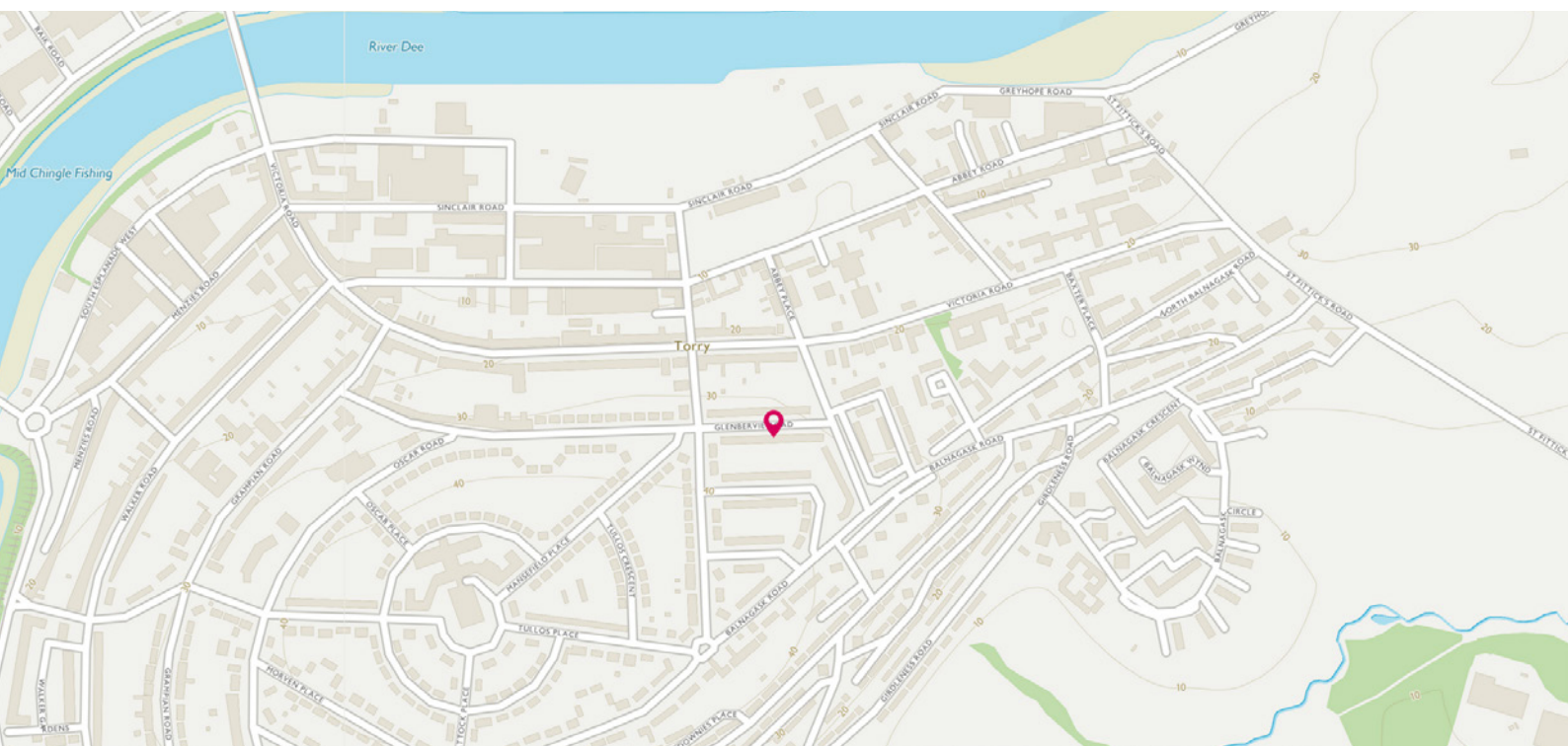


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 1.80m (5'11")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 59m²
EPC Rating: C

Extras (Included in the sale): The property is sold including floor coverings, kitchen white goods, curtains, blinds, and light fittings.



THE LOCATION

Glenbervie Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. There is a good selection of primary schools and secondary education. A wide range of shops are available locally; there is an active social/recreational life with facilities ranging from a swimming pool, community centre and golf courses.





The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day living, including great local shopping. 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 a multitude of activities for the outdoor enthusiast; The city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport. The East Coast Rail network operates from Aberdeen, providing a link to the central belt, the South and beyond and North West to the city of Inverness.

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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
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Designer

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