

135A North Deeside Road

PETERCULTER, AB14 ORR



A sizeable private garden area with a further shared garden which enjoys views across the River Dee and Peterculter Golf Course



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McEwan Fraser Legal is thrilled to present this Granite first-floor one-bedroom flat. Set in the popular residential suburb of Peterculter. Conveniently there is a bus stop immediately opposite the property on North Deeside Road.

THE LOUNGE



The accommodation comprises a shared entrance hall, and a spacious, welcoming lounge full of natural light from the large window, with recesses offering additional storage. The galley kitchen has extensive base and wall units with contrasting work surfaces, a sink with a drainer, a mixer tap and a tiled splashback.

THE KITCHEN





There is a medium-sized double bedroom with a free-standing double wardrobe. A shower room with an electric shower, sink and wall-mounted medicine cabinet above complete the property.

THE SHOWER ROOM



THE BEDROOM



Externally there is a sizeable private garden area with a further shared garden which enjoys views across the River Dee and Peterculter Golf Course. The icing on the cake is an exclusive cellar offering significant storage options, which is unusual for a property of size.

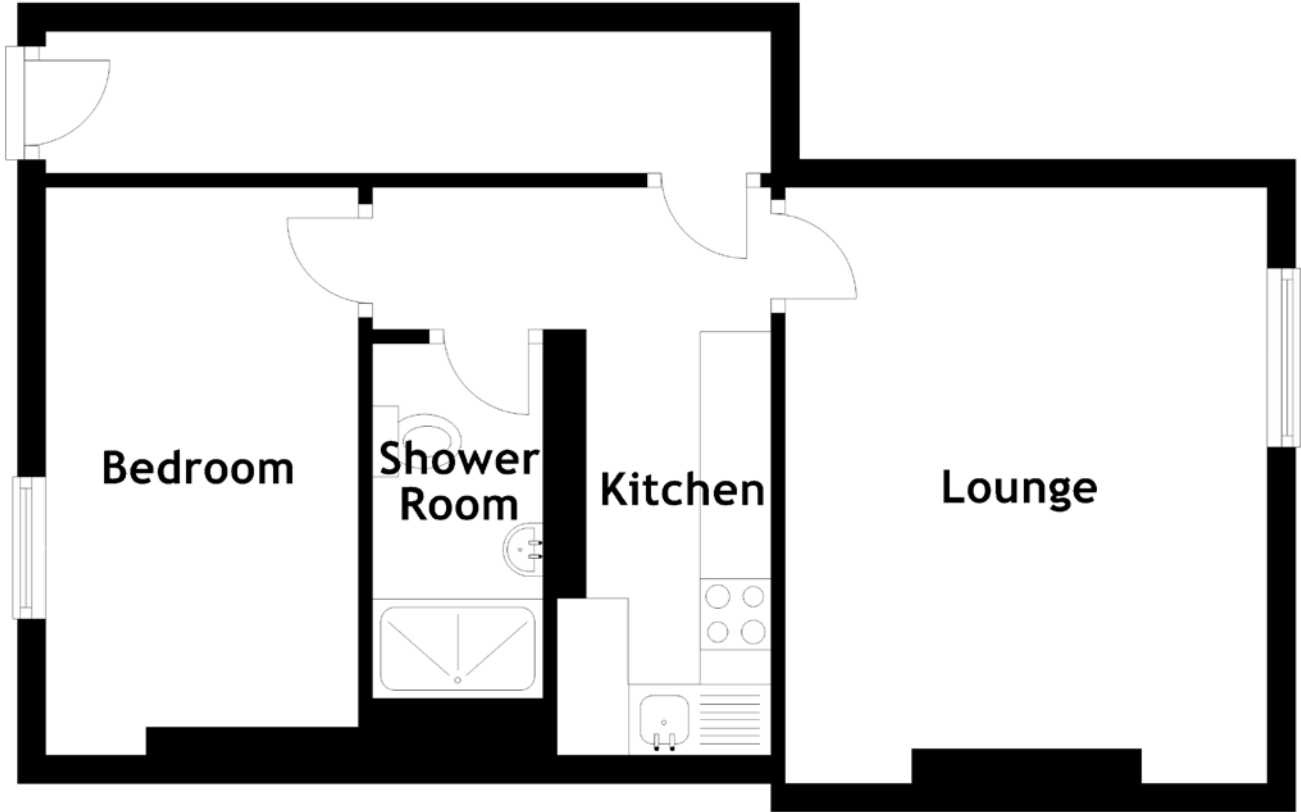
This traditional property is in excellent decorative state and walk-in condition, benefitting from triple-glazed uPVC casement windows and all-electric heating, perfect for a first-time buyer or increasing your buy-to-let portfolio. Viewing is essential to appreciate the unique qualities and location.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Shower Room
Bedroom

2.50m (8'2") x 1.20m (3'11")

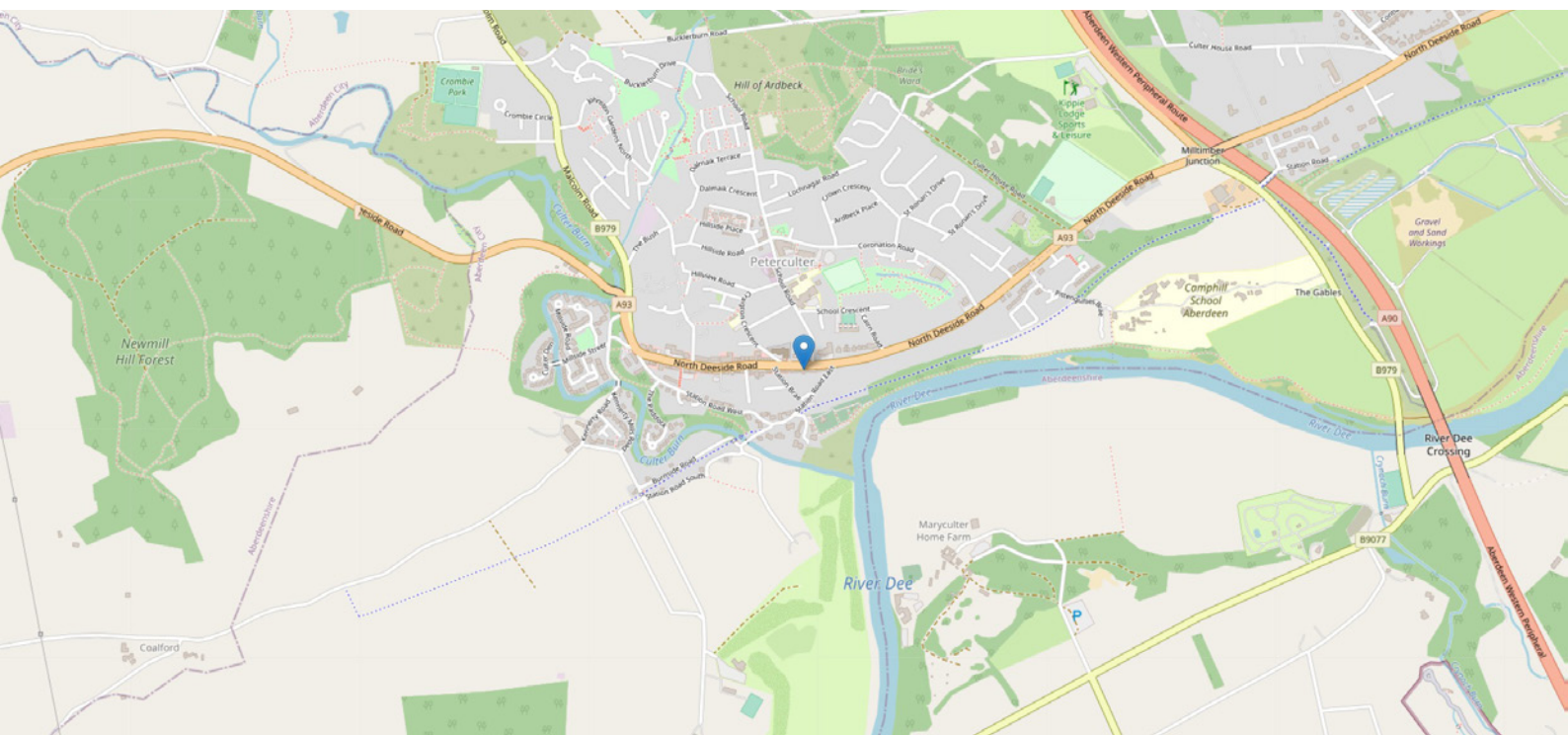
4.00m (13'1") x 2.20m (7'3")

Lounge
Kitchen

4.20m (13'9") x 3.80m (12'6")

3.00m (9'10") x 1.50m (4'11")

Gross internal floor area (m²): 36m²
EPC Rating: D



THE LOCATION

The village is home to the historic Park Estate, originally a royal hunting park for King Robert the Bruce. Drum Castle – regarded by many as one of the finest castles in Scotland – is located close to the village within a scenic 400-acre estate during the summer months; it is one of Royal Deeside's top attractions.





Aberdeen provides all the amenities one would expect with modern-day city living, including many pubs, clubs, restaurants and superb educational and recreational facilities. Locally there are also wide-ranging recreational activities, including Peterculter golf course. North Deeside Road is also the gateway to Royal Deeside with its many attractions and pursuits, including golfing, fishing and walking. There are fantastic shopping malls, theatres and cinemas to be enjoyed. The city offers excellent bus and rail services, with flights from Dyce Airport. The East Coast Rail network operates through Aberdeen providing a link to Inverness and the south.



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