

32A Erroll Street

ABERDEEN, ABERDEENSHIRE, AB24 5TP



Immaculate spacious two-bedroom apartment protected by security video entry and barrier parking



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McEwan Fraser Legal is delighted to bring this spacious two-bedroom ground-floor apartment in an immaculate walk-in condition to the market in a popular residential area. It is situated within walking distance of the University of Aberdeen, Kings College Campus, Aberdeen College, Aberdeen Sports Village, and the beachfront.

This spacious two-bedroom ground-floor apartment forms part of a well-maintained building protected by a video entry system with the added advantage of secure residents' barrier parking with allocated parking space. Immaculately maintained throughout by the current owner, the apartment enjoys the modern comforts of fully double glazed windows, gas-fired central heating and a full redecoration in a neutral tone. The property presents the perfect purchase for first-time purchasers or professional persons/couples wishing to acquire a quality property in a convenient and central location. A superb buy to let due to its highly desirable location.

THE LOUNGE



The accommodation comprises an immaculately maintained communal hallway and stairs with a welcoming entrance hallway providing access to all accommodation. Situated to the front, the generously proportioned lounge provides ample space for free-standing furniture and offers access to the dining kitchen.

THE KITCHEN



Also enjoying an outlook to the front, the bright and spacious kitchen is comprehensively equipped with a range of quality wall/base mounted units incorporating ample contrasting work surfaces with splash back tiling above. Ample space is available for dining furniture.





Two exceptionally spacious double bedrooms enjoy a peaceful rear aspect overlooking the development, both of which benefit from built-in wardrobes with mirrored sliding doors. Completing the accommodation, the centrally located bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally: The property is located within a well-kept communal building which is maintained by a factor, together with the beautifully landscaped grounds surrounding the building.

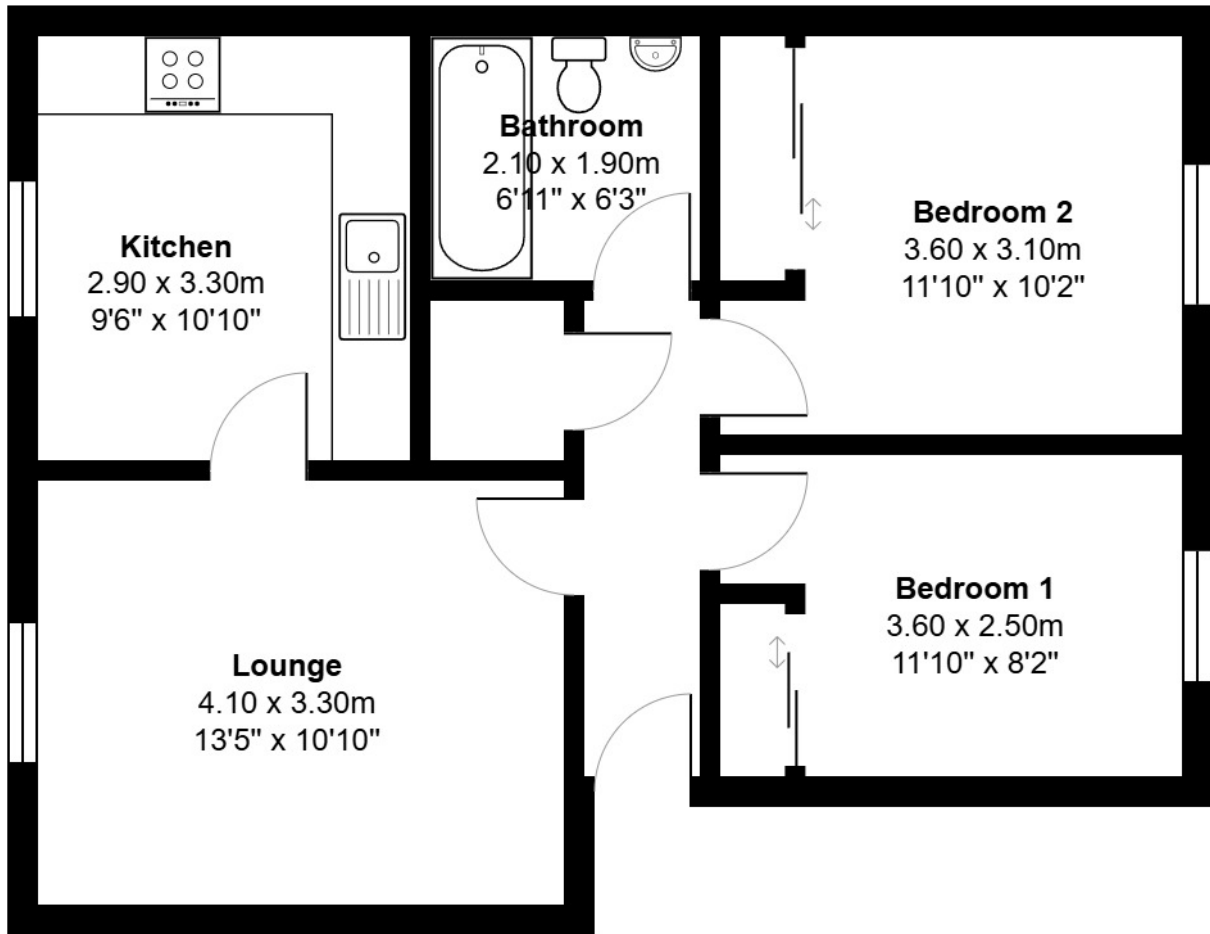
The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings, and integrated kitchen appliances. Other soft furnishings and electrical items are by separate negotiation.

The property has mains electricity, water and drains.

EXTERNALS



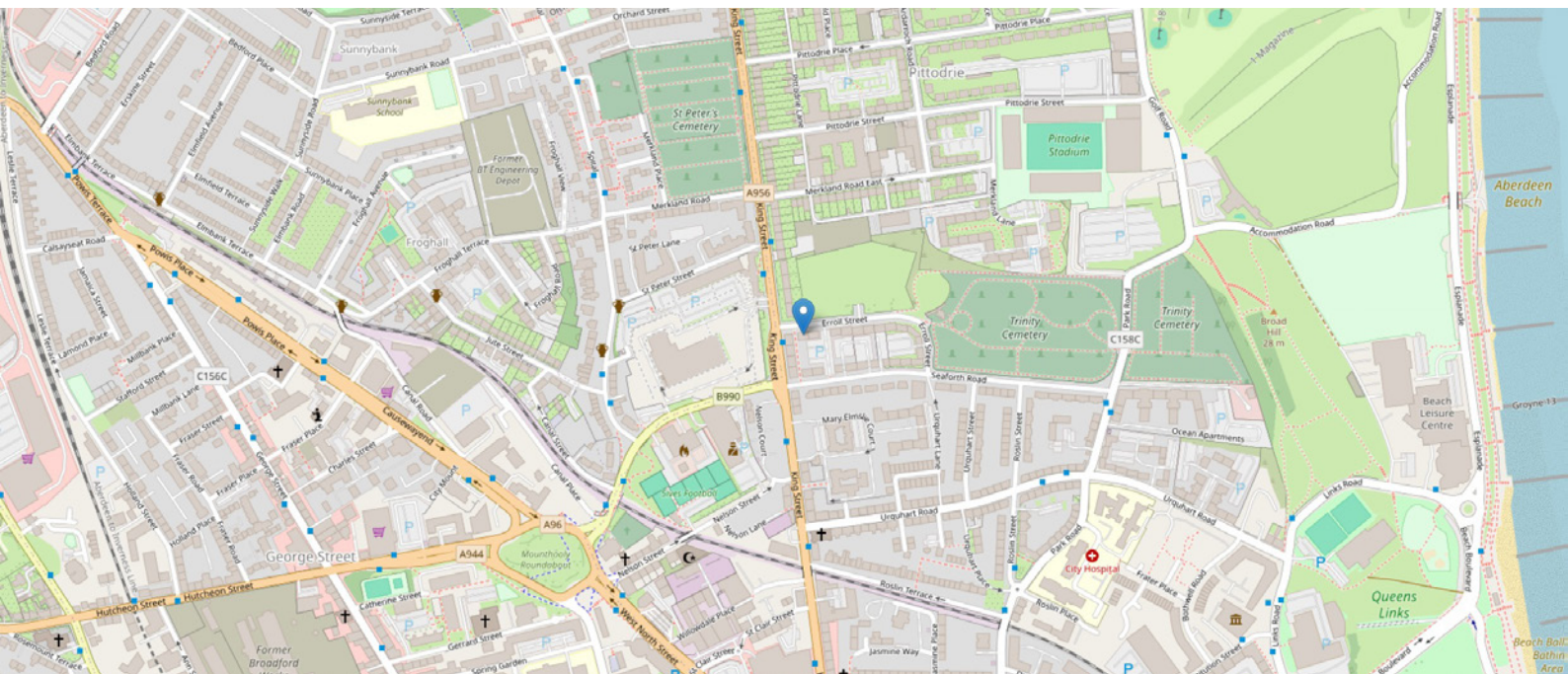
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m²

EPC Rating: B



THE LOCATION

Erroll Street lies off Seaforth Road and King Street in a quiet location overlooking a green community space and trees. A wealth of amenities are within walking distance of the property including Aberdeen University and the city centre, along with the retail park at Aberdeens' Beach Boulevard with restaurants, cinemas and superstores, and lovely coastal walks on the doorstep.





There is regular public transport to many parts of the city including the hospital complex at Foresterhill, and the subjects enjoy easy access to the business centres to the north of the city.

Aberdeen provides all that 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 city further offers an excellent bus and rail service, with national and 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 West to the city of Inverness.



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