

43 St. Machar Drive

ABERDEEN, AB24 3SE



*FOUR-BEDROOM SEMI-DETACHED
WITH TWO BATHROOMS*



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McEwan Fraser Legal is delighted to offer for sale a spacious four-bedroom semi-detached dwelling located close to a main arterial route, local amenities and the university. The property requires some slight modernisation and finishing, mostly replastering and redecoration, which is reflected in the asking price, but has the potential to be a fantastic family home, a potential HMO or rental property due to its proximity to Aberdeen University Campus. A must-see to see the potential that this property has to offer. The property further benefits from full double glazing and gas central heating.

Enter from the front of the property to the hallway, which in turn leads to all accommodation. There are two principal rooms on the ground floor, both of which are of a good size with large bay windows, currently one of which is being used as a bedroom.





The other is being utilised as a spacious lounge, flooded with natural light from the bay window, that overlooks the front of the property, rear hall with access to a shower room and leads to the extension at the rear of the property, which leads to the dining kitchen, which is fitted with multiple wall- and base-mounted units with tiled splashback.

There is ample space for various electrical appliances and free-standing furniture; patio doors from the kitchen allow access to the rear garden.

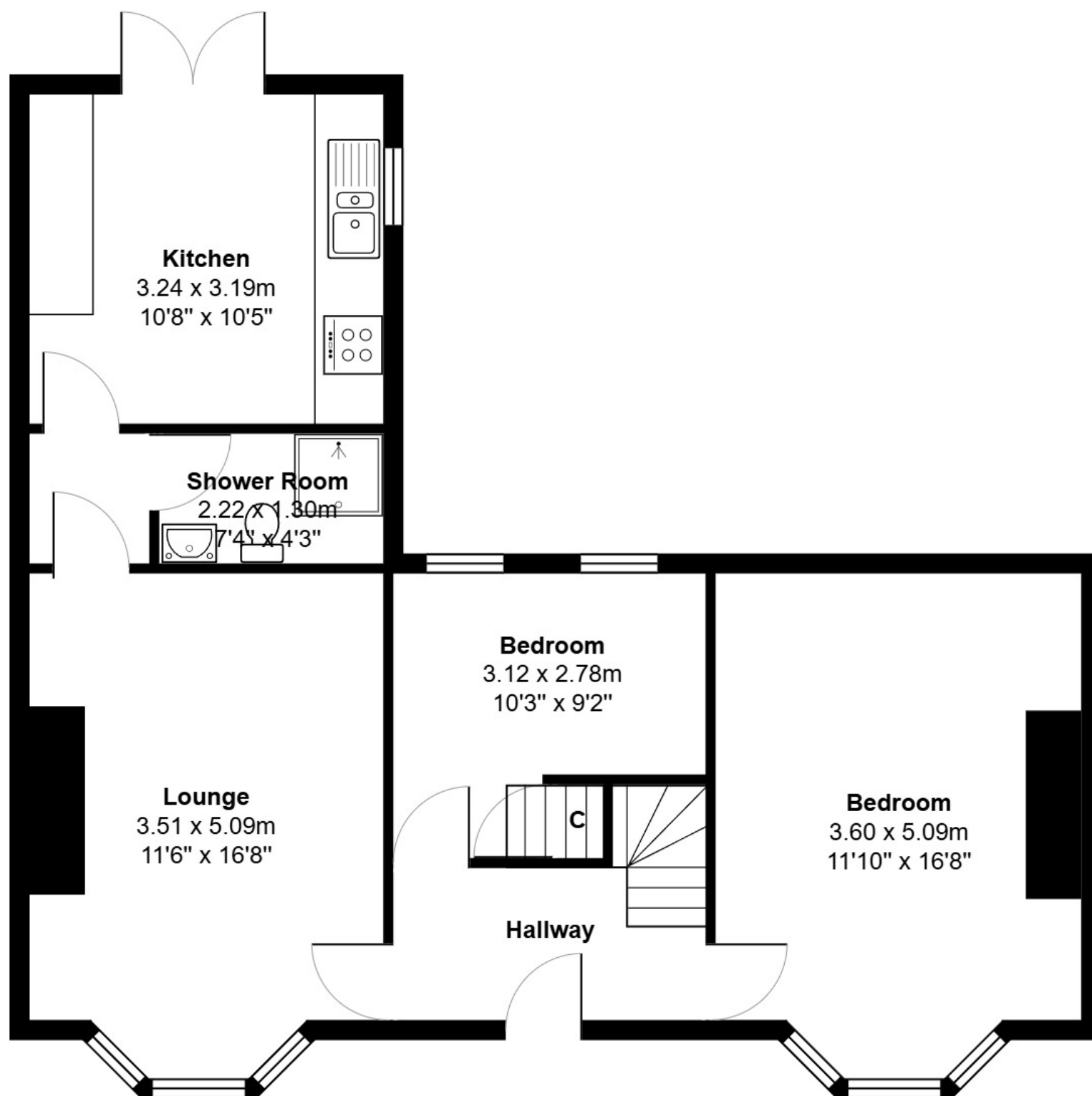
Bedroom four is of a decent size; the smallest of the four could be a perfect office or gaming room and is located centrally off the main entrance hallway.



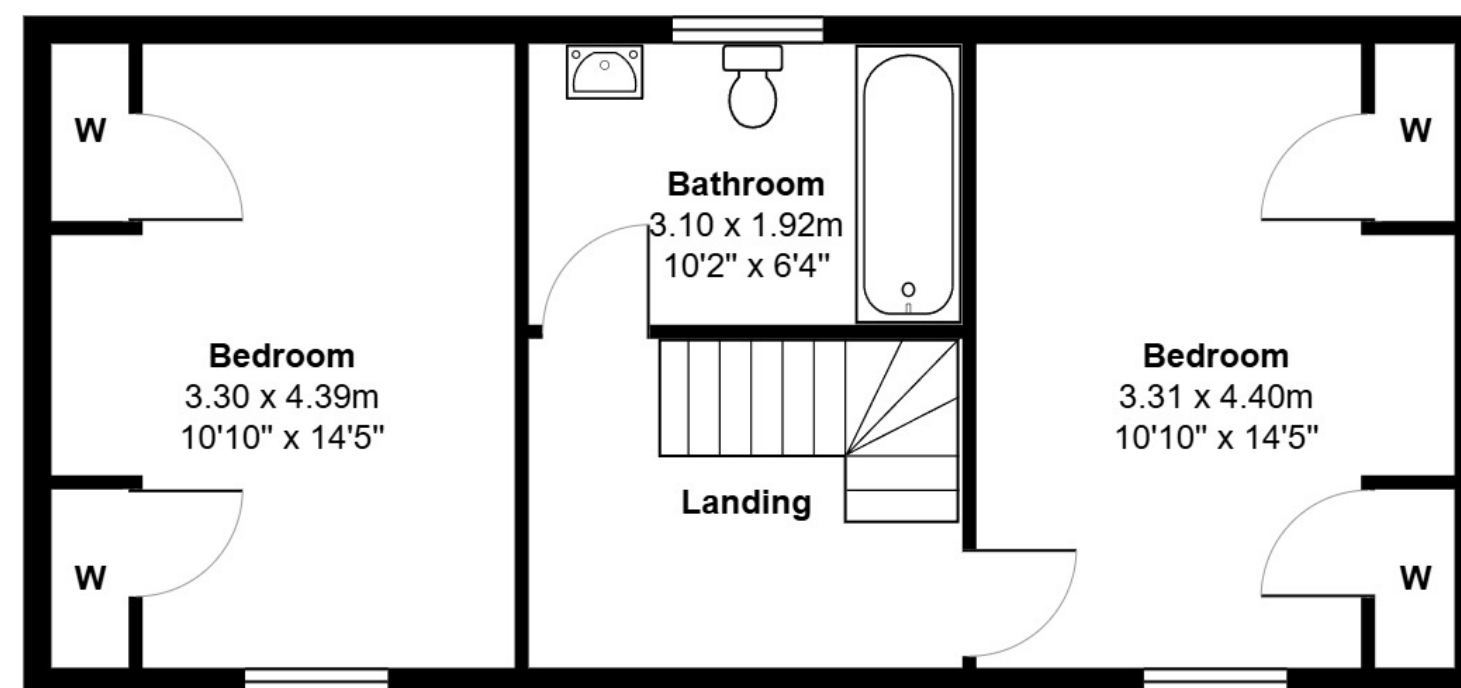


A wooden staircase with a wooden balustrade leads to the first-floor landing, where there are two large double bedrooms, both of which have fitted cupboards; a centrally located bathroom with a shower over the bath completes the upper floor accommodation.





Gross internal floor area (m²): 108m²
EPC Rating: E





Parking permits may be available to be used locally. The front garden is bordered by a small perimeter with a high perimeter hedge; this garden is laid mostly to lawn.

A gated side access to the rear garden, which can also be accessed from the patio doors off the kitchen, a private large garden laid to lawn with sporadic planting of mature shrubs and plants, a large hedge and mature fruit trees.



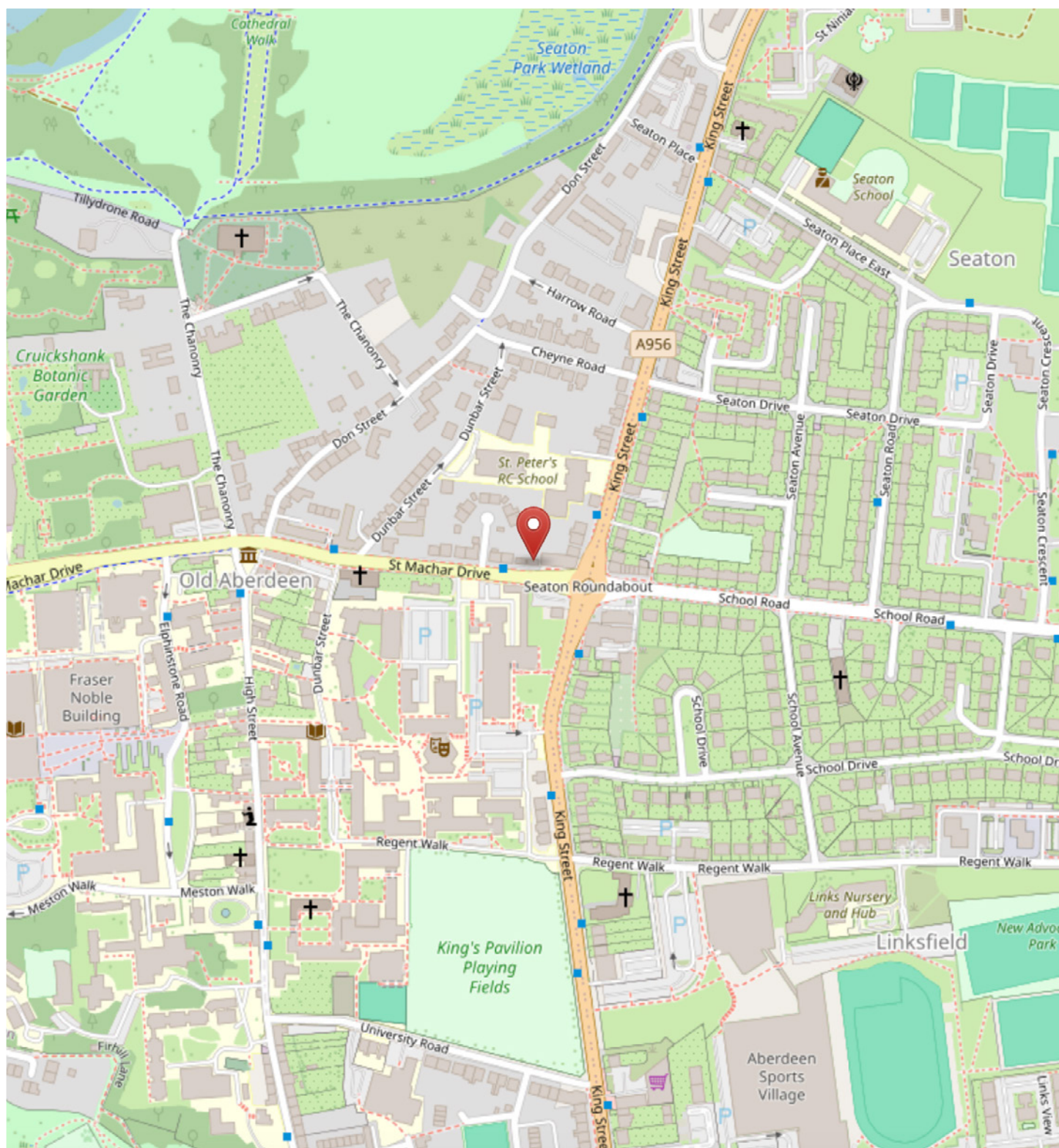
43 St. Machar Drive sits in a prime residential area minutes from the Aberdeen University Campus, with a main arterial route on your doorstep that makes most of the city easily accessible.

Locally, you are well served by excellent education facilities, specialist and convenience shops. The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service, and with national & international flights being provided from Dyce Airport.

The main East Coast rail network runs through Aberdeen, linking to the central belt and beyond.





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