

17 Donbank Terrace

ABERDEEN, AB24 2SJ



Huge potential two-bedroom semi-detached with a garage and gardens, close to all amenities and the Aberdeen University Campus



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer for sale a spacious two-bedroom semi-detached dwelling located in a popular residential area close to many amenities. 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, or rental property due to its proximity to Aberdeen University Campus.

The property further benefits from full double glazing and gas central heating. Viewing is essential to see the potential this property has to offer.

THE LOUNGE



Enter the front porch, which in turn leads to the hallway and all accommodation, off to the right is the spacious lounge, flooded with natural light from the bay window, that overlooks the front of the property.

THE KITCHEN



The open plan hallway 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, which also allows access to the rear garden.



THE BATHROOM



A centrally located bathroom with a shower over the bath completes the ground-floor accommodation.

A wooden staircase with a wooden balustrade leads to the first-floor landing, where there are two large double bedrooms.



BEDROOM 1



BEDROOM 2

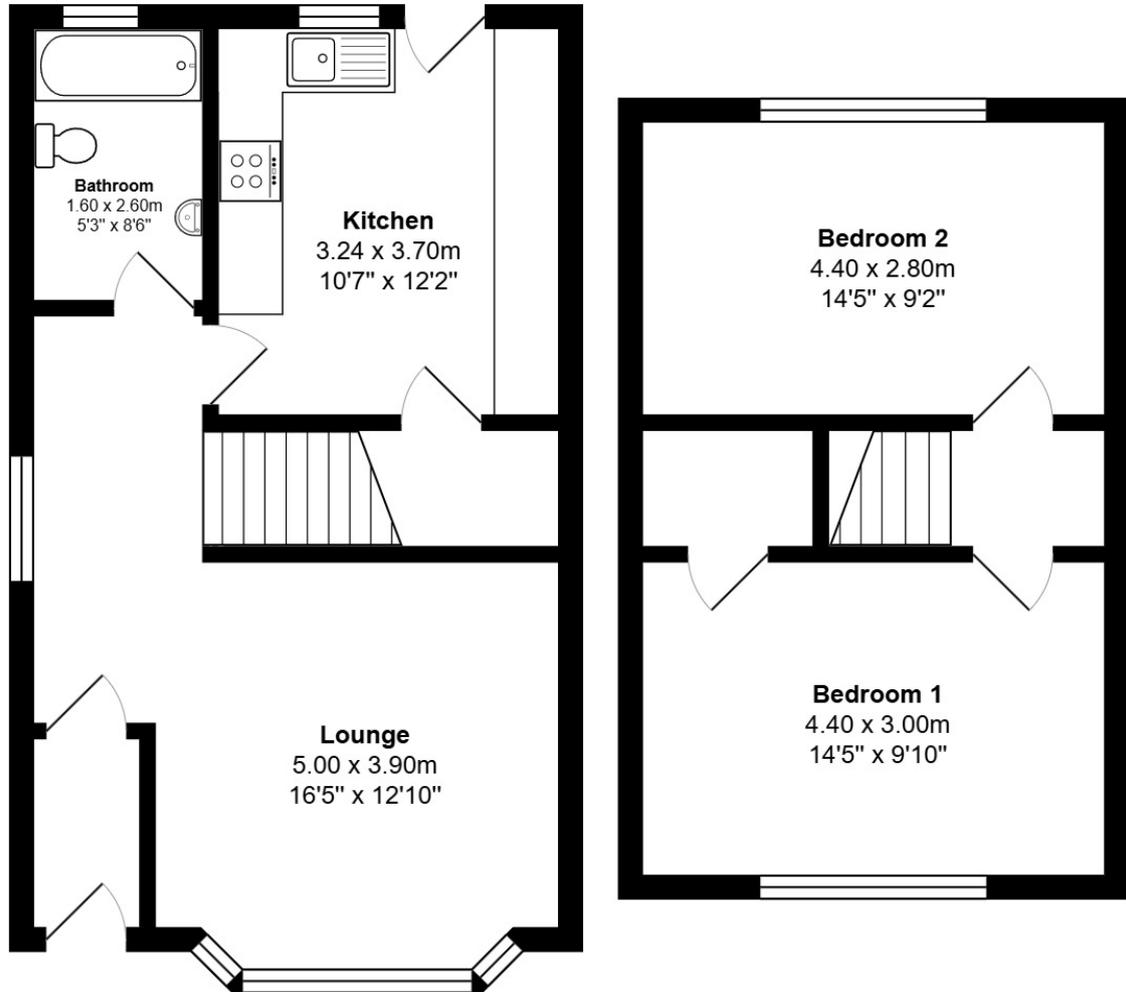


There is free on-street parking at the front of the property. The front garden is bordered by a small perimeter wall and is laid mostly to lawn. A gated driveway shared with one neighbour allows access to the rear garden and large garage. The rear garden is laid to lawn with sporadic planting of mature shrubs and plants.

EXTERNALS

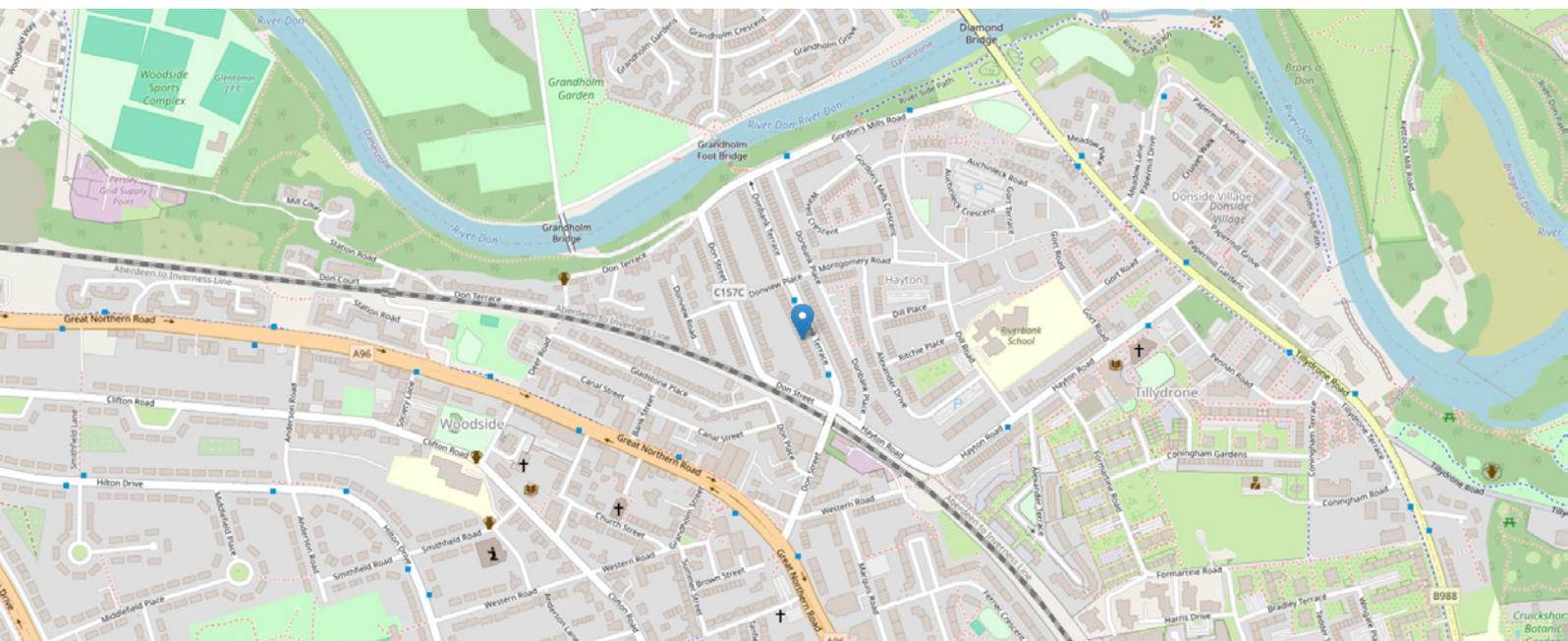


FLOOR PLAN & DIMENSIONS



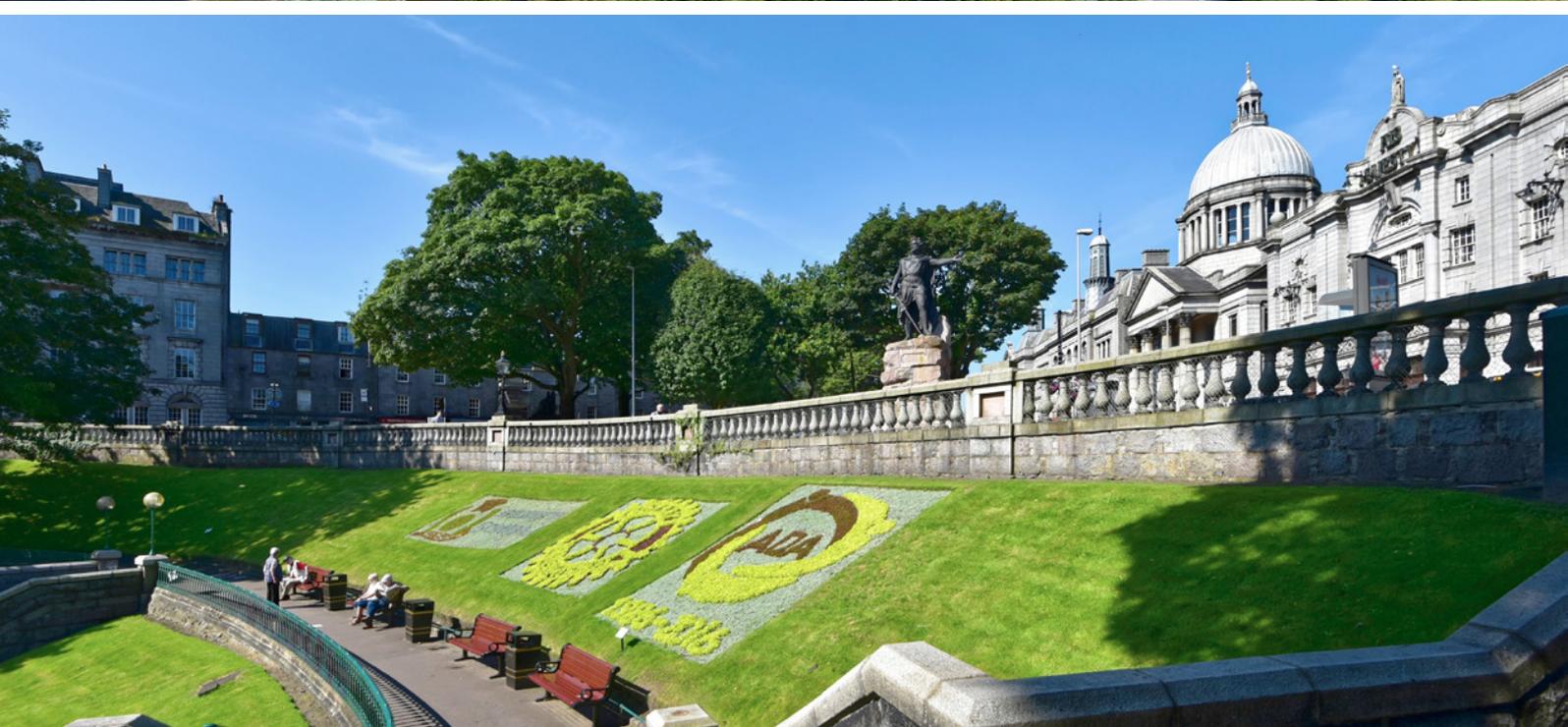
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: D



THE LOCATION

17 Donbank Terrace is situated in a very popular residential area; a brisk walk or cycle will take you to the Aberdeen University Campus, with many arterial routes close by, making most parts of the city easily accessible. Locally, you are well served by excellent schools, specialist and convenience shops, and a large retail park at Kittybrewster, as well as at Berryden, where there is a Sainsbury's supermarket and further quality retail units.





The property is just a few minutes' drive 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 services, and 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 and beyond.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Area Sales Manager



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