

# 26 Ardlair Terrace

DYCE, ABERDEEN, ABERDEENSHIRE, AB21 7LA



*A large three-bedroom first floor flat introduced to the market in good condition and is available immediately*



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McEwan Fraser Legal is delighted to present 26 Ardlair Terrace, a large three-bedroom first floor flat introduced to the market in good condition and is available immediately.

# THE LOUNGE



Accommodation is clean, neutral colours and comprises a well-proportioned airy lounge with dual aspect windows.



# THE KITCHEN



A modern fitted kitchen - featuring ceramic cooker/ oven, fridge freezer, washing machine, and ample cupboard and storage space; furthermore, the property benefits from all-electric heating and double glazing.

Storage is excellent, including a large closet off the vestibule, hall and kitchen cupboards.





There is also a large double bedroom with a built-in wardrobe, two medium-sized double bedrooms, a large bathroom with a corner bath and a separate shower.

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. Early viewing is essential to appreciate the value.

## BEDROOM 1



# BEDROOM 2





# BEDROOM 3

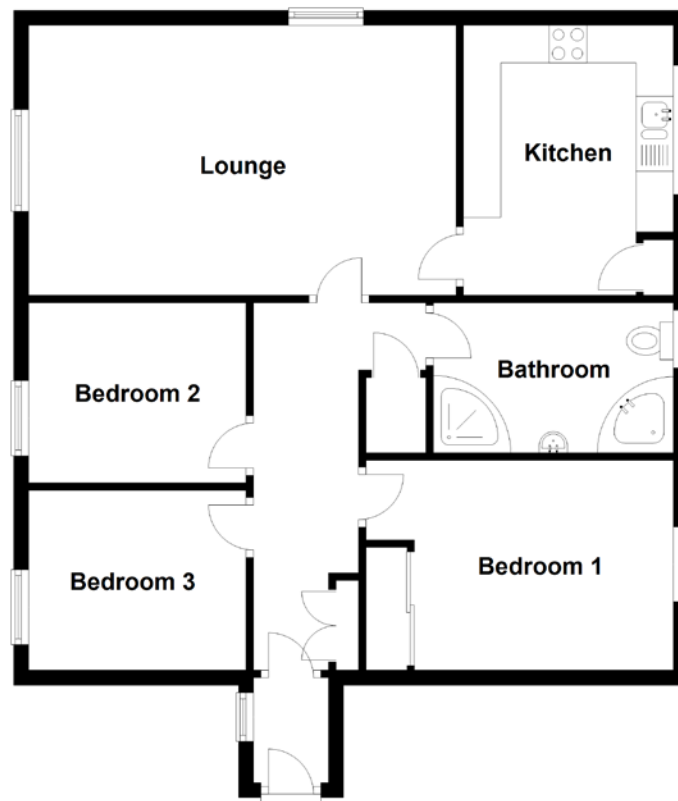


# THE BATHROOM





# FLOOR PLAN, DIMENSIONS & MAP

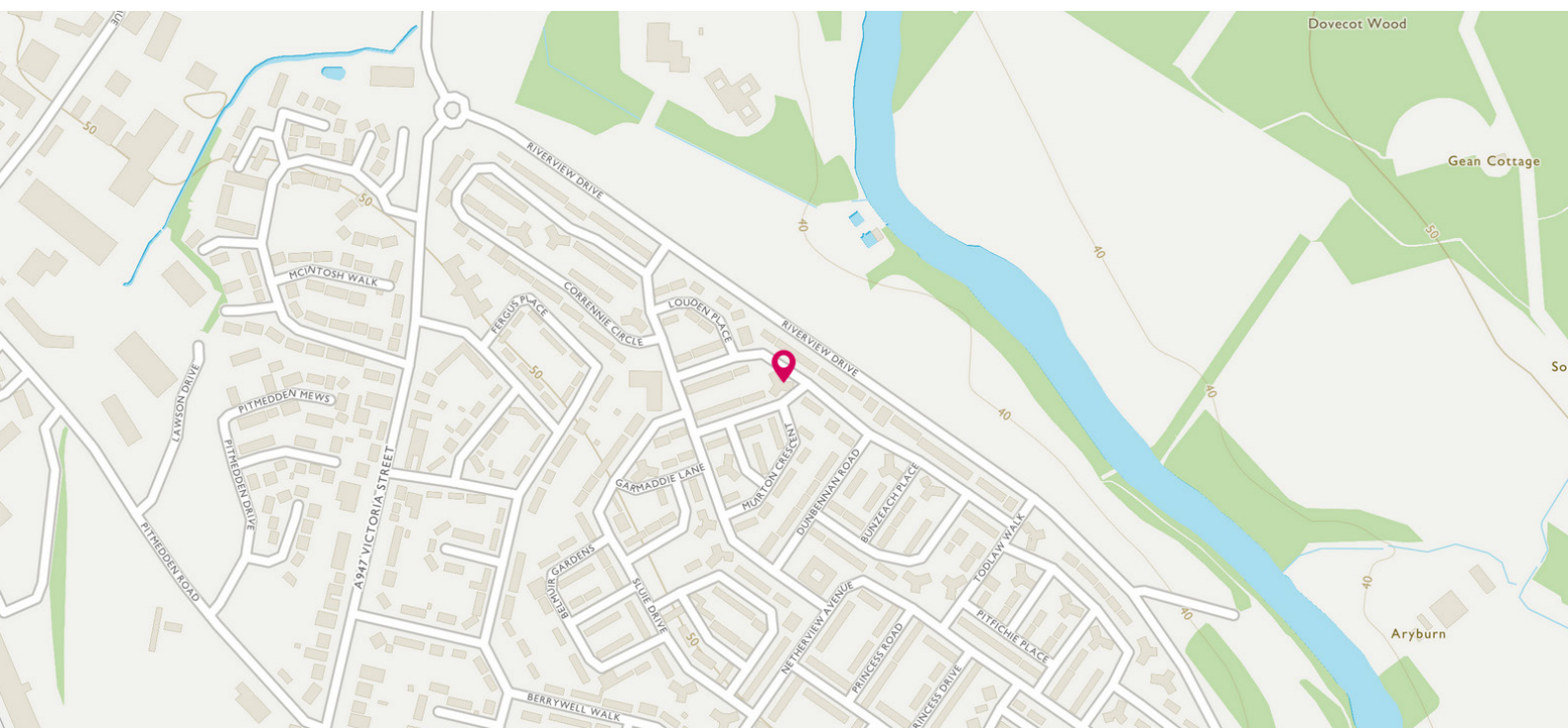


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 2.70m (8'10")
Bedroom 2	2.90m (9'6") x 2.40m (7'10")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	3.20m (10'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C

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





# THE LOCATION

26 Ardlair Terrace is set in a popular residential area conveniently located for the Commercial Estates at Dyce and Bridge of Don and Dyce Airport. Local public transport gives easy access to the city centre by choosing routes with Dyce Railway station within walking distance. The local area has Primary and Secondary Schools, leisure and recreational facilities and several local convenience stores, including a local M&S and Co-op delicatessens within walking distance of the property.







The city centre of Aberdeen is approximately two miles from the property. It provides all that one would expect from modern-day city living, fantastic educational facilities, including numerous Universities, Colleges and highly regarded secondary schools. There are many shopping malls and local shops, with pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. There are also some superb recreational and leisure facilities within easy reach and many activities for the outdoor enthusiast.

The city offers excellent bus and rail services, with national and international flights from Dyce Airport, only minutes from the property. The East Coast Rail network operates from Aberdeen, linking the central belt, the south and beyond.



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Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

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