

Flat E 53 Mansefield Road

ABERDEEN, AB11 9JY



*TWO BEDROOM APARTMENT IN THE THRIVING
AREA OF TORRY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Mcewan Fraser Legal is pleased to be able to offer this two-bedroom apartment in the area of Torry, Aberdeen. The property allows a new occupier to move straight in but is very much a blank canvas for them to improve in the future. It's a fantastic investment opportunity as a buy-to-let property but also a fantastic first step on the ladder in a great location. Inside the accommodation comprises of:

- Entrance hallway
- Lounge
- Kitchen area
- Two bedrooms
- Family bathroom

The property benefits from gas central heating, double glazing, a secure entry system and sits within shared landscaped grounds. Parking on the street is at the time of writing free of charge with no restrictions or permits needed.



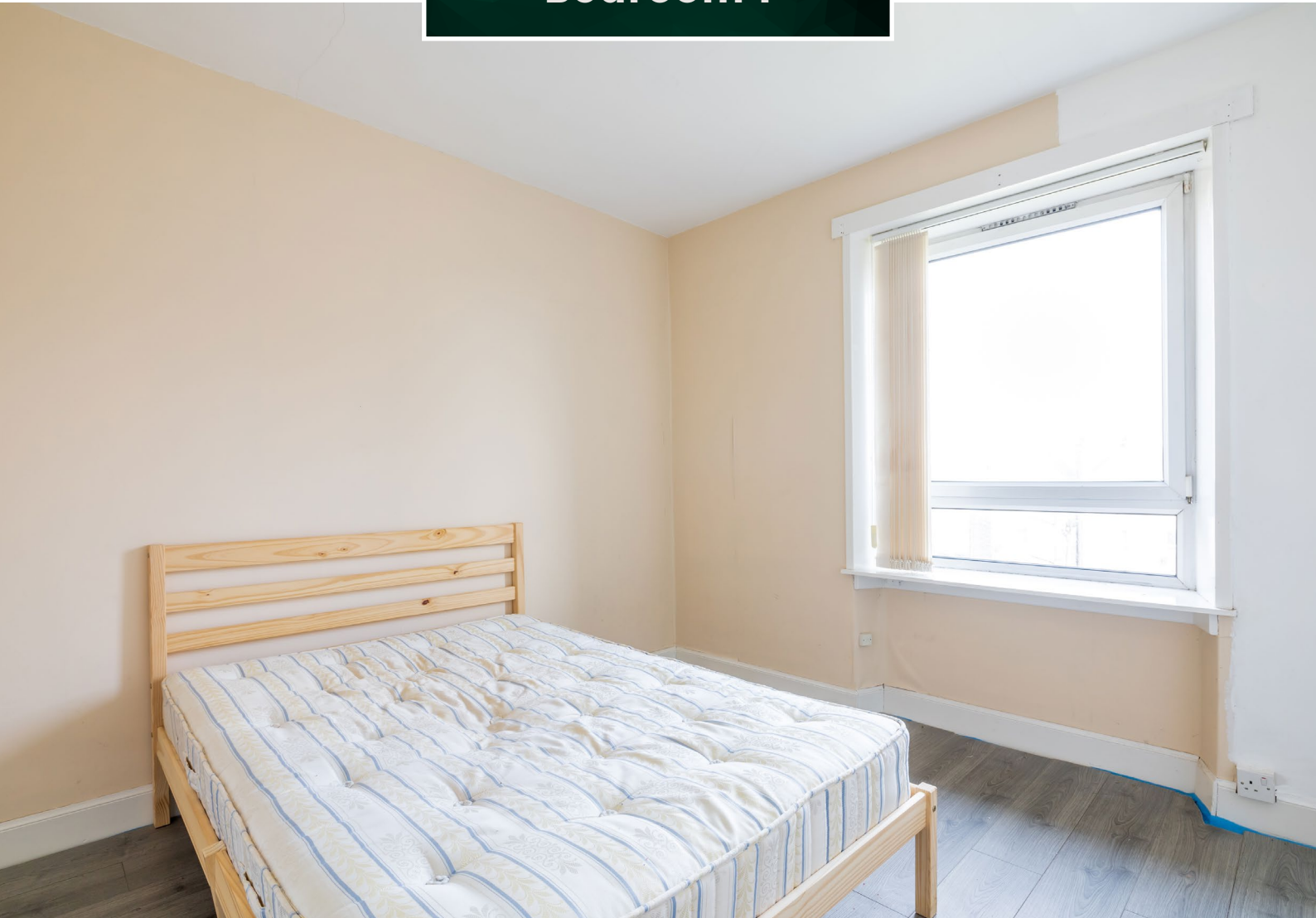
The Lounge







Bedroom 1

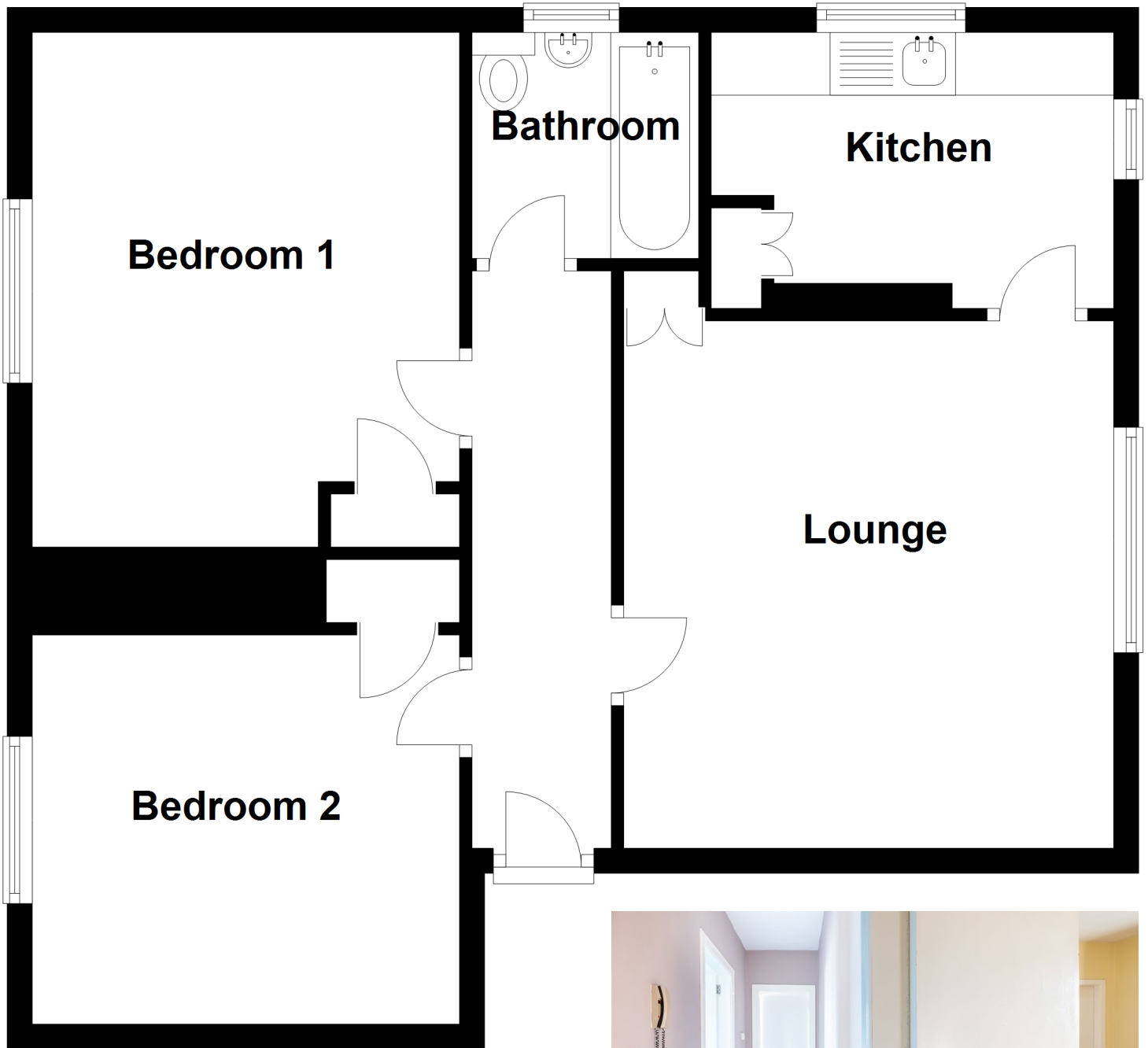




Bedroom 2





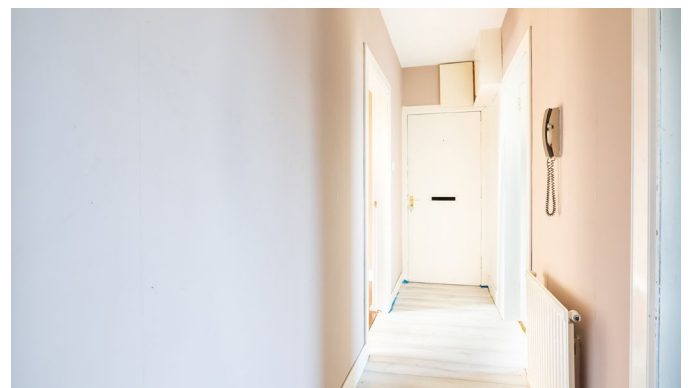
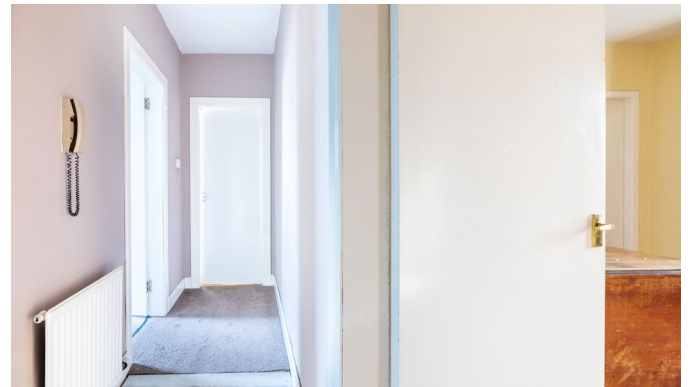


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.20m (13'9") x 3.90m (12'10") |
| Kitchen | 3.20m (10'6") x 2.20m (7'3") |
| Bedroom 1 | 4.10m (13'5") x 3.40m (11'2") |
| Bedroom 2 | 3.30m (10'10") x 3.10m (10'2") |
| Bathroom | 1.80m (5'11") x 1.80m (5'11") |

Gross internal floor area (m²): 60m²

EPC Rating: E



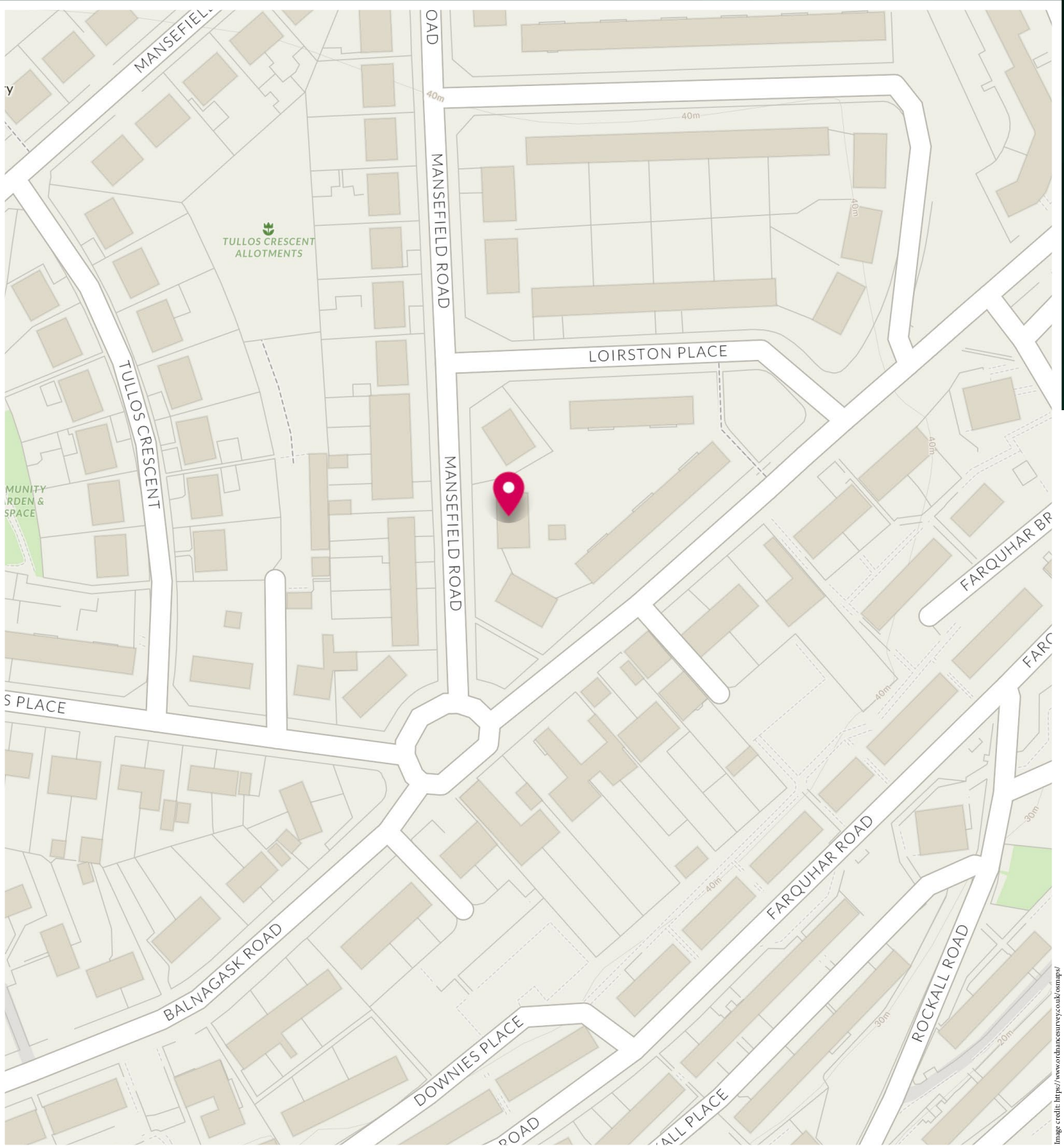


Mansefield Road is located in the thriving community of Torry which is separated from the heart of Aberdeen by the River Dee. In the area, there is a choice of primary and secondary education available.

A wide range of shops are available locally and there are facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy.

The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, the south and west to the city of Inverness.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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