

29A Polmuir Road

ABERDEEN, AB11 7RS



*RARE OPPORTUNITY TO ACQUIRE A
HIGH-END FERRYHILL RESIDENCE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to bring this quality, high-end apartment to the market, part of an impressive conversion of a notable granite building on Polmuir Road. This attractive executive two-bedroom ground-floor apartment provides high-quality, spacious modern living accommodation. Whilst modernised, many original features remain, notably the exquisite ceiling rose and ornate victorian cornicing in the lounge.

Entering the front door to the hallway leads to all accommodation. On your immediate left is the family lounge which floods with natural light from the full-height Bay windows. The ceiling is adorned with ornate plasterwork, a marble fireplace, and hardwood flooring, which define this as an imposing space. Continuing along the hall are two double bedrooms with plenty of room for standalone furniture. Then you have a sizeable ergonomic kitchen with excellent storage, a polished tiled floor ceramic hob, electric double oven, dishwasher and washing machine. There is also a substantial larder and the back door leading to the rear garden. The fully tiled family bathroom with a shower over bath and a vanity cabinet complete the property.



Key features include:

- The size at 81m² is spacious plus a further 16m² in the basement.
- Gas central heating & full double glazing.
- A security entry telephone system.
- Exclusive car parking & visitors' spaces.
- Communal garden grounds.
- A factoring arrangement is in place.





Bedroom 1

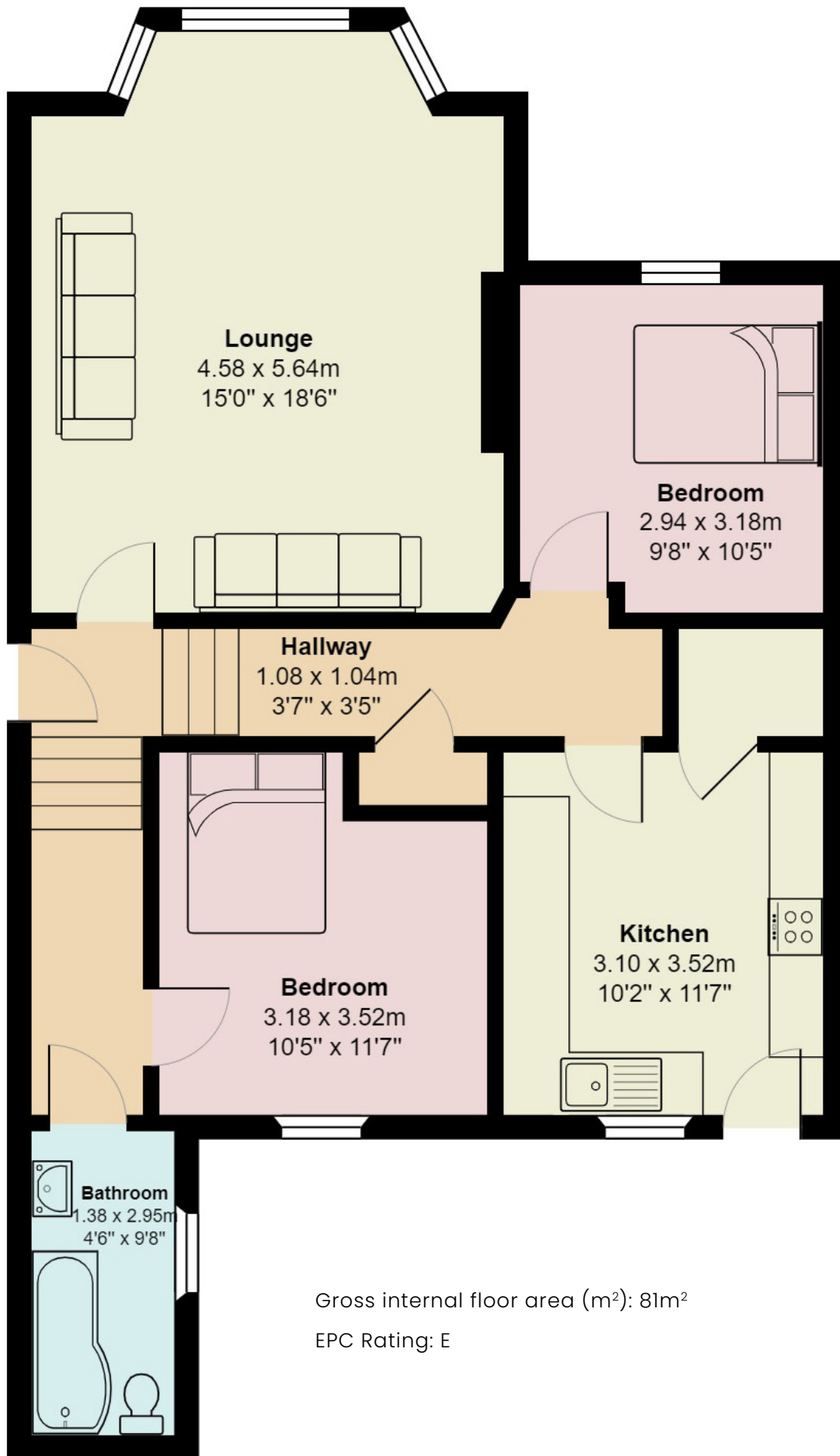




Bedroom 2







Floor Plan

The property is freshly decorated, carpeted, and in immaculate walk-in condition; this is a rare opportunity to acquire a high-end Ferryhill residence. To the front of the apartment are extensive car parking and mature gardens comprising trees, shrubs and lawn. To the rear of the property is a private garden area with raised flower bed and stone patio; a real suntrap where you are afforded complete privacy.

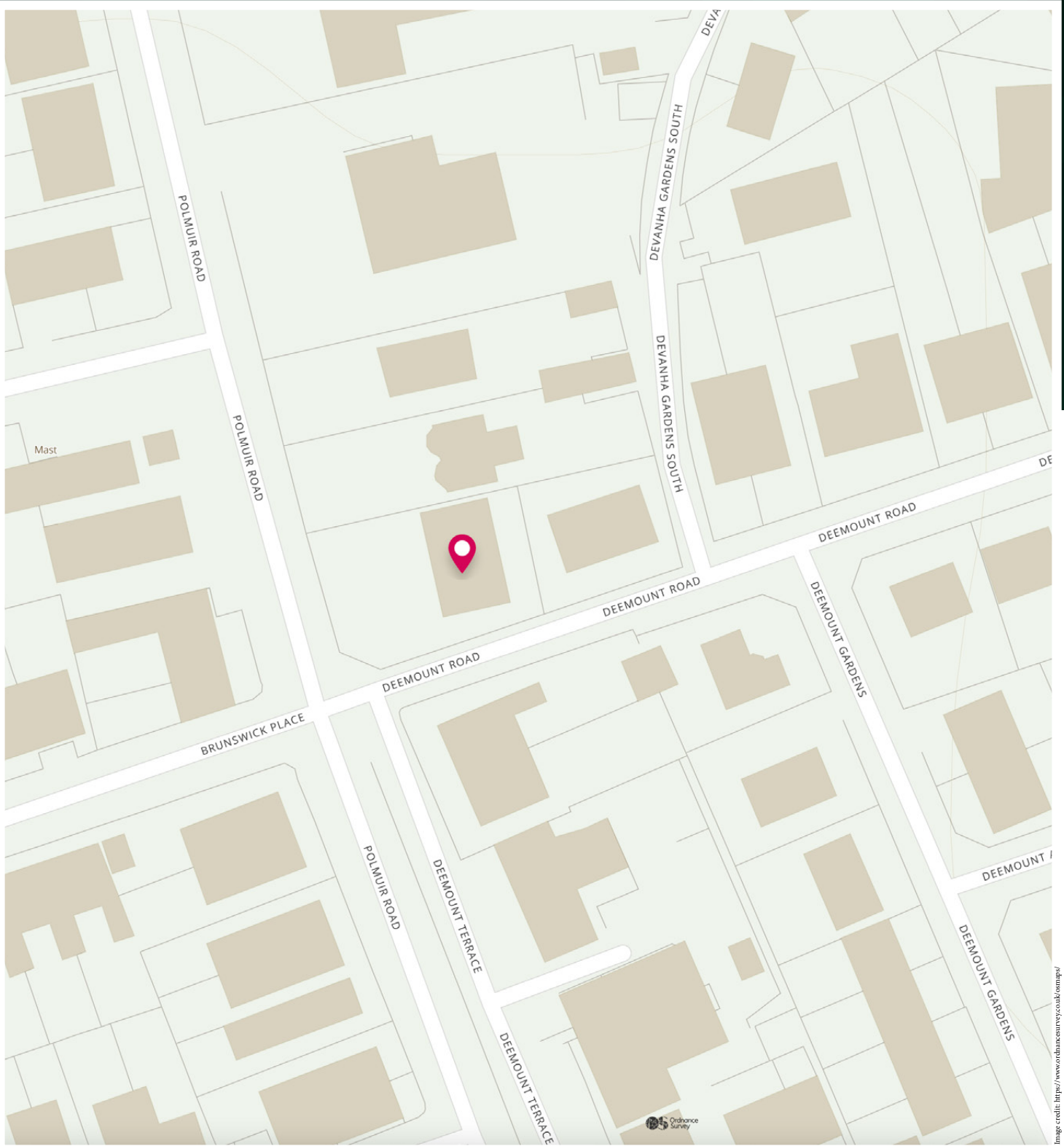




This imposing house is situated in a sought-after location just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities. You are only a few minutes away from Duthie Park, the Winter Gardens, and River Dee for walks.

The property is well served by local shops and public transport. The city offers excellent bus and rail services, with national and international flights from Dyce Airport. The property is ideally located for students and professional employees, with Aberdeen and Robert Gordon University nearby. The Royal Cornhill and Foresterhill Hospitals are also close.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.